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APARTMENT HOUSES

OF THE

METROPOLIS

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APARTMENT HOUSES

OF THE

METROPOLIS



THE G. C. HESSELGREN PUBLISHING CO.

NEW YORK

1908

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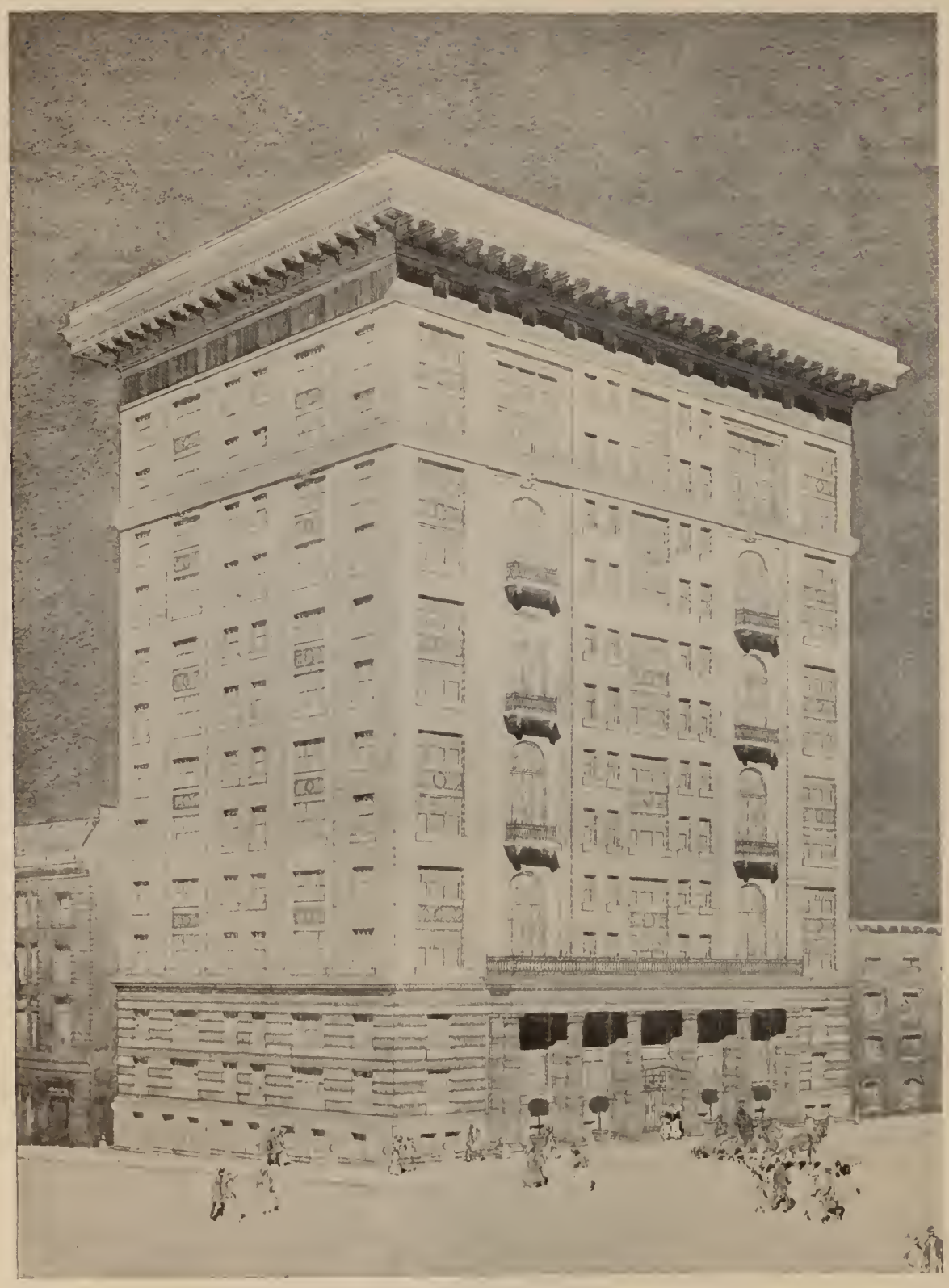
THIS WORK requires but few words of introduction — a glance through the pages will make clear to all, whether directly or remotely concerned, the importance of the enterprise.

The elevations, and especially the floor plans, cannot but prove invaluable to all who are immediately or distantly identified with high grade apartment house interests, while the briefly mentioned facts and figures will always be of importance.

This branch of realty has been, and still is, growing rapidly and steadily year by year and the necessity for an authoritative record for architects, builders and operators has become very clear, and the demand for a work of reference which might confidently be depended upon, we have undertaken to supply.

Our unique position as publishers of over nine-tenths of all the rental booklets in Greater New York, gives us an enormous advantage, and it is being utilized in the production of this work.

Every business man connected with high grade apartment house construction cannot but recognize that, if for no other reason than the saving of valuable time in looking up facts connected with apartment house construction, the work will prove its value.



Built by
ROBIN DALE COMPTON
1907-08

C. W. BUCKHAM
Architect

An Essay on Duplex Apartments in General, and those at 471 Park Avenue in Particular, by Richard Morton

THE Duplex Apartment is the creation of definitely modern art and architecture. It disdains the timid methods of the Nineteenth century. It answers, directly and completely, a demand that was previously not understood.

The Duplex Apartment is not only a modern creation; it is a New York creation. In a metropolis where individual houses are becoming impossible and undesirable, it presents an ideal opportunity for individual homes. In it guests can be entertained attractively and conveniently, and the family can live as much by themselves as in an Italian palace—but more comfortably.

The Duplex Apartments at 471 Park Avenue are beautifully arranged as well as beautifully spaced. The generous salon, with ceiling of double height and with balcony or ingle nook, is amplified by library and dining room and hall, that open into it. The salon is the great living room that corresponds to the Medieval Hall and the Classic Atrium, and its splendid acoustic properties endear it to singers.

For entertaining, with music or cards or dancing, at luncheon or tea or dinner, the resources of these Duplex Apartments are adequate—even for entertaining largely. Just as the salon is supplemented by the dining room and the library, so the kitchen and the pantry are supplemented by special rooms in the basement, for the caterers' men, the swift service-elevators keeping them in quick communication with the waiters.

The ventilation of the apartments is perfect, and the temperature is uniformly right. This will be especially appreciated by any who have alternately frozen and baked in small rooms. The volume of air in the salon is sufficient for many, and is quickly freshened without draft through fireplace and lofty windows. The ventilation of the associated group of rooms assists and is assisted by that of the salon.

The superciliousness and ineffectiveness of janitors and superintendents has passed from jest into proverb, and from proverb into lamentation. At 471 Park Avenue the entire service is under the direct control of the landlords, who are stockholders in the Company, owning and occupying over half of the apartments. They are in a position to see things from the lessee's point of view and they have the power to get action.

The stockholders being anxious to have the furnishings or the apartments conform to the general high character of the building, specially engaged a firm of architectural decorators to design, install and finish the woodwork and interior fitments. They will co-operate generously with these or other decorators to carry out the wishes of lessees.

The decorative possibilities of the salons are many. Individual taste can express itself freely. There is room for large and unusual pieces of furniture, for tapestries and embroideries, and for carved mirrors and lamps and statuary. Yet the fundamental lines are so noble, that with the simplest treatment and little ornamentation there is no appearance of coldness or bareness.

There can be no lack of light by either day or evening. The windows are wide and high. The lighting fixtures and extra attachments are many and well placed.

There are no dark walls or dark ceilings to devour the illumination. The salons are in waxed straight-oak, the libraries and dining rooms and bed rooms painted in soft tones, the kitchens and pantries in natural birch, the bath rooms enameled white.

Filmy, transparent draperies should be employed freely to temper the brightness of sun and sky, especially in the broad light of the salons where elaborate overdraperies will not be out of place. Silk and opal and mosaic shades in luminous colors will soften the artificial light.

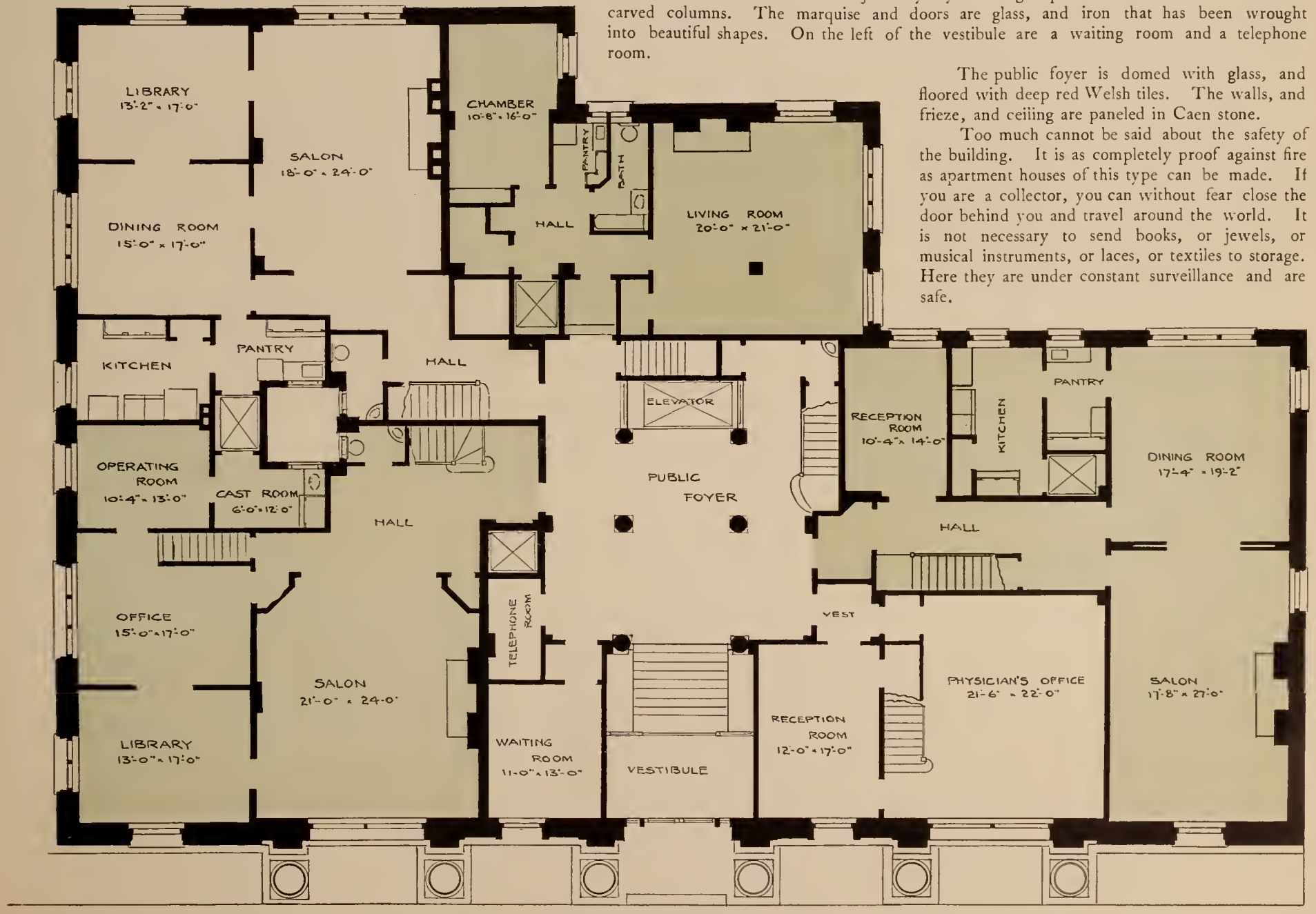
The apartments, as lettered on the plan of the living room floor, are A, B, C, D, E, all with vacuum cleaning, refrigeration, and private service elevator. All are duplex, with two story salon, except the E's, that are single floor bachelor suites, consisting of living room, hall, chamber, bath and pantry having full kitchen equipment.

The building is admirably situated at the southeast corner of Fifty-eighth street. One is impressed by the dignity and agreeable proportions of the façade, whether approaching from north or south or west. The lofty arched windows of the duplex salons have been made an interesting part of the elevation, the ground of which is gray brick enlivened with Moravian tiles in dull reds and greens. This is simplicity without monotony.

The entrance is set off majestically by a straight pediment carried on six massive carved columns. The marquise and doors are glass, and iron that has been wrought into beautiful shapes. On the left of the vestibule are a waiting room and a telephone room.

The public foyer is domed with glass, and floored with deep red Welsh tiles. The walls, and frieze, and ceiling are paneled in Caen stone.

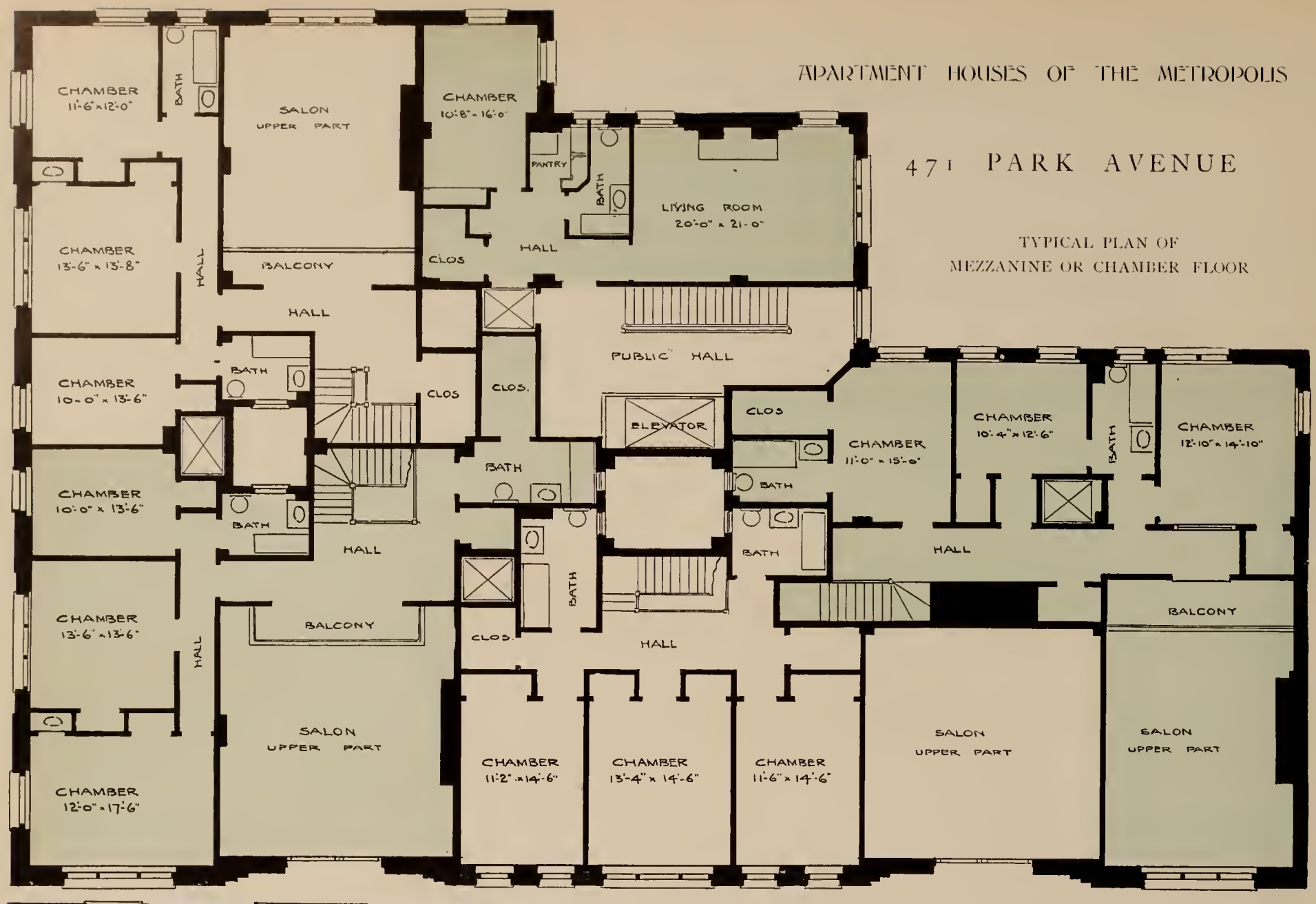
Too much cannot be said about the safety of the building. It is as completely proof against fire as apartment houses of this type can be made. If you are a collector, you can without fear close the door behind you and travel around the world. It is not necessary to send books, or jewels, or musical instruments, or laces, or textiles to storage. Here they are under constant surveillance and are safe.



PLAN OF GROUND FLOOR

471 PARK AVENUE

TYPICAL PLAN OF
MEZZANINE OR CHAMBER FLOOR



TYPICAL PLAN OF
MAIN OR LIVING ROOM FLOOR



THE CHATSWORTH AND ANNEX

72nd STREET AND RIVERSIDE DRIVE



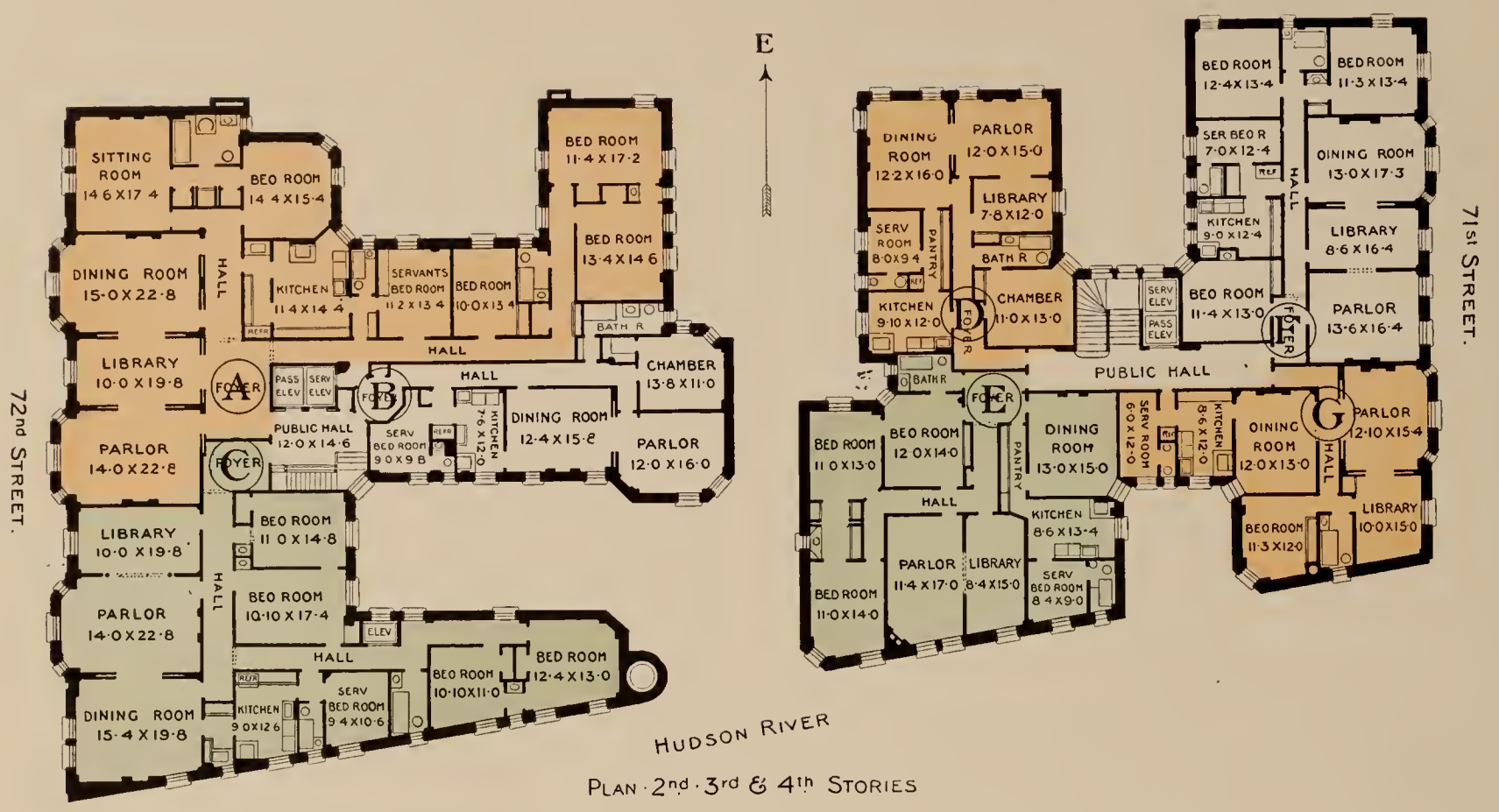
Built by
JOHNSON-KAHN CO.
1902-4

ANNEX
Built in 1906

JOHN E. SCHARSMITH
Architect

SITUATED at Riverside Drive and 72nd Street, overlooking Riverside Park. The views from the windows are panoramic as well as picturesque and cannot be duplicated in New York. The house is fireproof and contains every approved improvement up-to-date, and the plumbing, cabinet and decorative work have been carried out consistently with the high-class character of the house. The parlors are in white mahogany, libraries in regular mahogany, and dining rooms in mission oak. The building has its own lighting and refrigerating plants.

THE CHATSWORTH





PLAN · 5th · 7th · 9th · 11th & 12th · STORIES

THE CHATSWORTH'S apartments are housekeeping suites of five rooms and one bath, and intermediate sizes, up to fifteen rooms and four baths, according to plans. A conservatory on the Mansard story is richly furnished and is conducted as a sun parlor for the comfort and convenience of tenants; also a billiard parlor and cafe in the second basement and a first-class barber shop, ladies' hair dressing parlor and valet and tailor service.

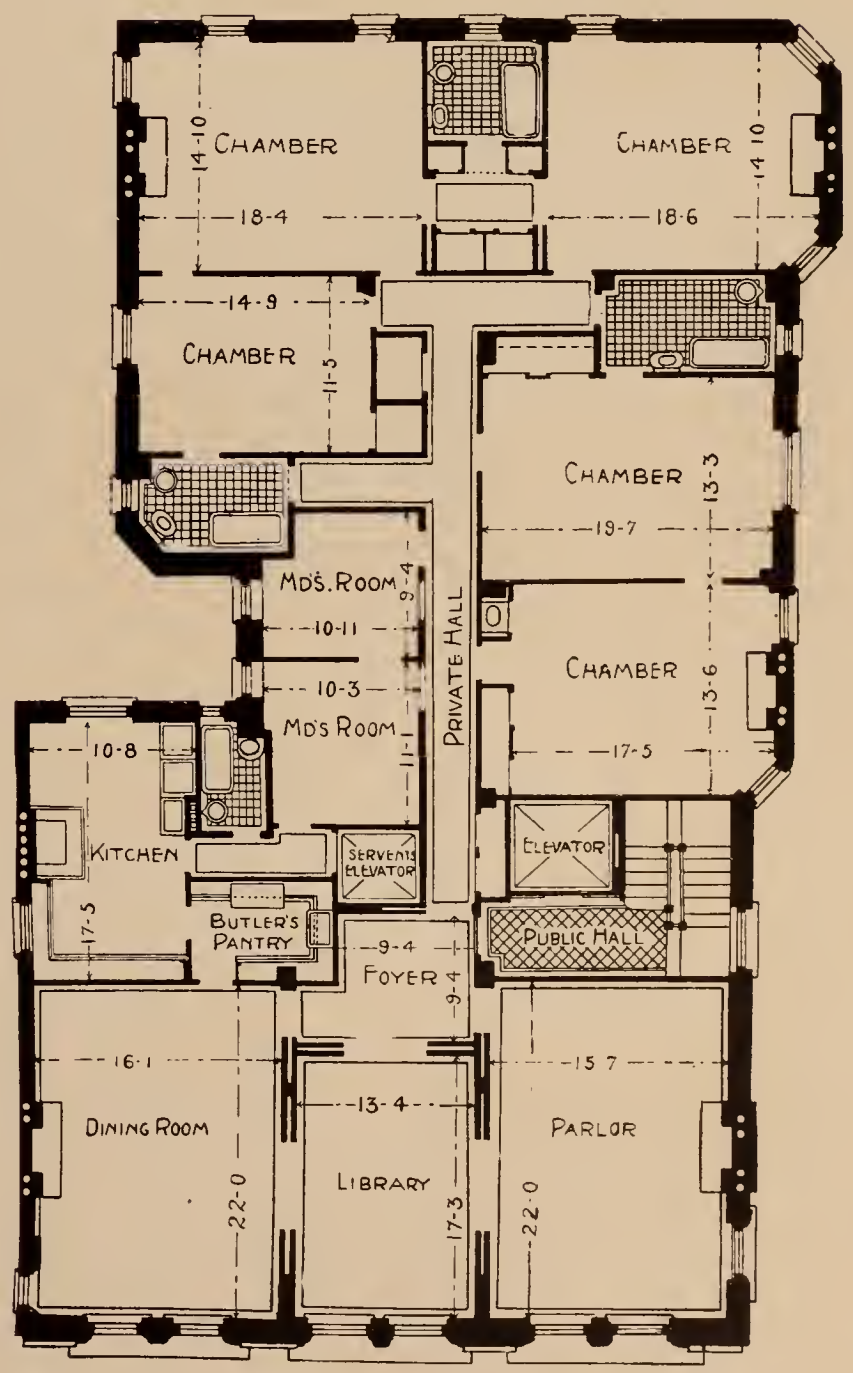
Five elevators are in operation, making separate provision for guests, servants and freight.

The Annex is designed for one apartment on a floor of eleven rooms and four baths and is in keeping and under the same management as the Chatsworth.

The whole plot covers 170 feet on 72nd street, 208 feet on the river front and 90 feet on 71st street.

Rents of the Chatsworth and Annex are from $1,000 to $4,500.

TYPICAL FLOOR PLAN



JOHNSON-KAHN COMPANY



GEORGE F. JOHNSON, JR.

THE JOHNSON-KAHN COMPANY was organized in 1902, in which year they erected the Chatsworth Apartments, at Riverside Drive and 72nd Street, a massive structure in the modern Renaissance style of architecture, which at that time was the largest and most complete building of its kind in the world. Its site, directly on the river front and at the start of Riverside Drive, gives it that exclusiveness of character which cannot be duplicated, while its many appointments for comfort, pure air and health all tend to make the perfect home. Two years of conscientious labor brought this operation to a successful conclusion and two years later the company erected an eight-story annex to the Chatsworth on 72nd street. The Annex contains but one apartment on a floor of eleven rooms and four baths and from their size and plan, together with its many conveniences, make a floor equal to a five-story, 25 foot private house. The same year of the building of the Chatsworth Annex the Hendrik Hudson Company was organized, which is a companion company to the Johnson-Kahn Company, the President being George F. Johnson, Sr.; Vice-President, Leopold Kahn; Treasurer, George F. Johnson, Jr., and Secretary, Aleck Kahn. In the early Summer of 1906 ground was broken for the greatest of their undertakings, the Hendrik Hudson Apartments.

It is a safe prediction that in any future day, no matter what the changes may be, any list of great apartment houses of this time will certainly mention the Chatsworth and Hendrik Hudson apartments.

The magnitude of the buildings, their perfect appointments for comfort and convenience, the charming localities, their exclusiveness, all combine to make ideal places of residence. One primary thought was in the minds of architect and builders who were identified with these massive structures, and that was comfort combined with safety. In every particular these strictly fireproof buildings have been designed with a view to health. Pure air and ample light have been regarded as essentials.

The Hendrik Hudson and addition has a frontage of 90 feet on Broadway, 295 feet on Cathedral Parkway (110th street), 208 feet on Riverside Drive by 135 feet on West 111th street, contains 130 apartments, and is the largest apartment house built in 1906 to 1908.

The architect of this latter operation, William L. Rouse, formerly of Rouse & Sloan, has much to be proud of.

This building combination, of which Mr. Geo. F. Johnson, Jr., and Mr. Aleck Kahn are the only active members, and who, alone, attend to the many details of construction, contemplate several large operations, and it is their purpose to erect only very large and very high-class apartment houses.



ALECK KAHN

Hendrik Hudson Apartments

Cathedral Parkway
110TH STREET
Broadway and
Riverside Drive

ARE so situated that they enjoy all of the beauties of the famous Riverside Drive and Park, and yet has the Subway at its door. These conditions do not exist elsewhere in New York.

¶ THE BUILDING is thoroughly fireproof and planned with a system of exterior courts, thus giving all of the 132 apartments a street view. It has a frontage of 120 feet on 110th street, 208 feet on the Drive and 135 feet on 111th street.

¶ The facade in scheme is that of an Italian villa. The materials, which are limestone, brick and terra cotta, are very



HENRICK HUDSON CO.
Builders, 1906-7

ROUSE & SLOAN
Architects

pleasing in harmony of color. The terra cotta is matched to the brick instead of the stone, and is topped with a broad Spanish tile roof, supported by bronze brackets. The main feature of the Hendrik Hudson is the light and air given the chambers. In most cases they are given a preference over the parlor and dining room in facing the street or Drive.

¶ A billiard parlor as well as cafe for the conveniece of tenants is maintained in basement; also a first-class barber shop and ladies' hair dressing parlor. Rents from $1,500 to $3,000 per annum.



PLAN OF FIRST FLOOR

HENDRIK HUDSON APARTMENTS



PLAN OF UPPER FLOORS

HENDRIK HUDSON APARTMENTS



ENTRANCE HALL

HENDRIK HUDSON APARTMENTS



A CHAMBER



A RECEPTION ROOM

HENDRIK HUDSON APARTMENTS



A DINING ROOM



Built by
THE HENDRIK HUDSON CO.
1907-08

WILLIAM L. ROUSE
Architect

HENDRIK HUDSON ADDITION

BROADWAY AND
CATHEDRAL PARKWAY (110th STREET)

Size of building 90 feet by 175 feet. Five apartments on a floor, in suites of six, seven, eight and nine rooms.



TYPICAL FLOOR PLAN OF ADDITION

TO THE

HENDRIK HUDSON APARTMENTS



CLINTON & RUSSELL, ARCHITECTS

Built by
BOEHM & COON
1905-6

The Langham

occupies the entire block fronting on Central Park West, from 73rd to 74th Streets, overlooking Central Park, and is convenient to the surface cars, elevated and subway express stations.

¶ This block front by 100 feet deep is divided into but four apartments on a floor, or 46 apartments in the entire building, and are of 9 and 10 rooms, 3 baths and a 12-ft. x 13-ft. average foyer. ¶ From the large square foyer open the wide doors of the parlor, library and dining room, which can be thrown together, forming one large room for entertaining.

¶ The chambers, on separate passages, open from the foyer, while the servants' quarters are cut off with a separate entrance from the hall. ¶ This arrangement gives that privacy from servants that is essential in a home.

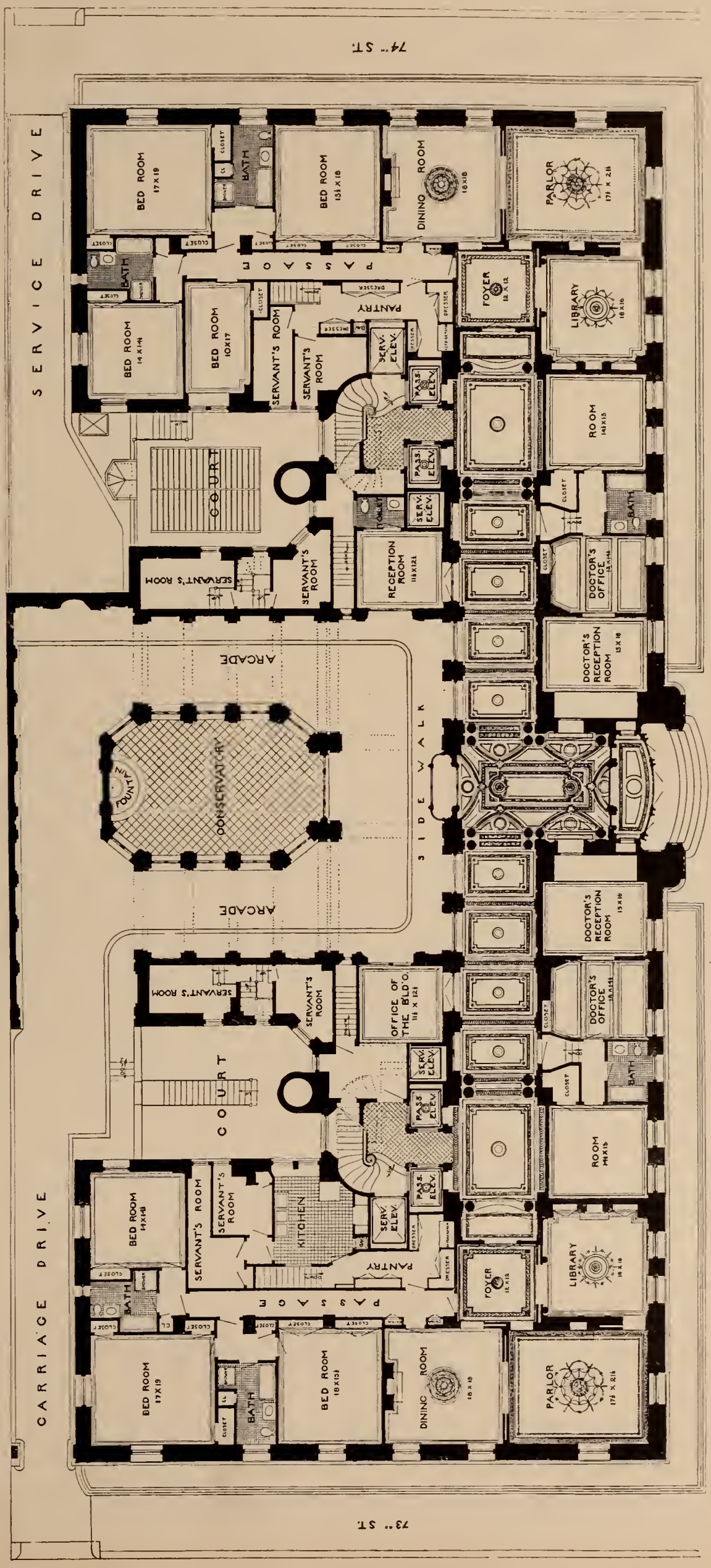
¶ There are eight elevators in the building, each apartment being served by two passenger elevators and two freight elevators, landing tradesmen and supplies at the kitchen door.

¶ A mail delivery system enables the carrier to deliver mail directly to each apartment without its passing through the hands of hall boys. ¶ An ice plant supplies refrigeration to the box in each apartment. In each box is a compartment where cakes of ice can be made, if desired.

¶ A separate vacuum air-cleaning system has been installed.

¶ Facilities for washing, drying and ironing are found in the pent house and are most extensive and unsurpassed. ¶ Accommodations for men servants are found in basement, if desired, as well as storage rooms.

¶ Garbage closets and combination wall safes. Rents from $4,500 up.



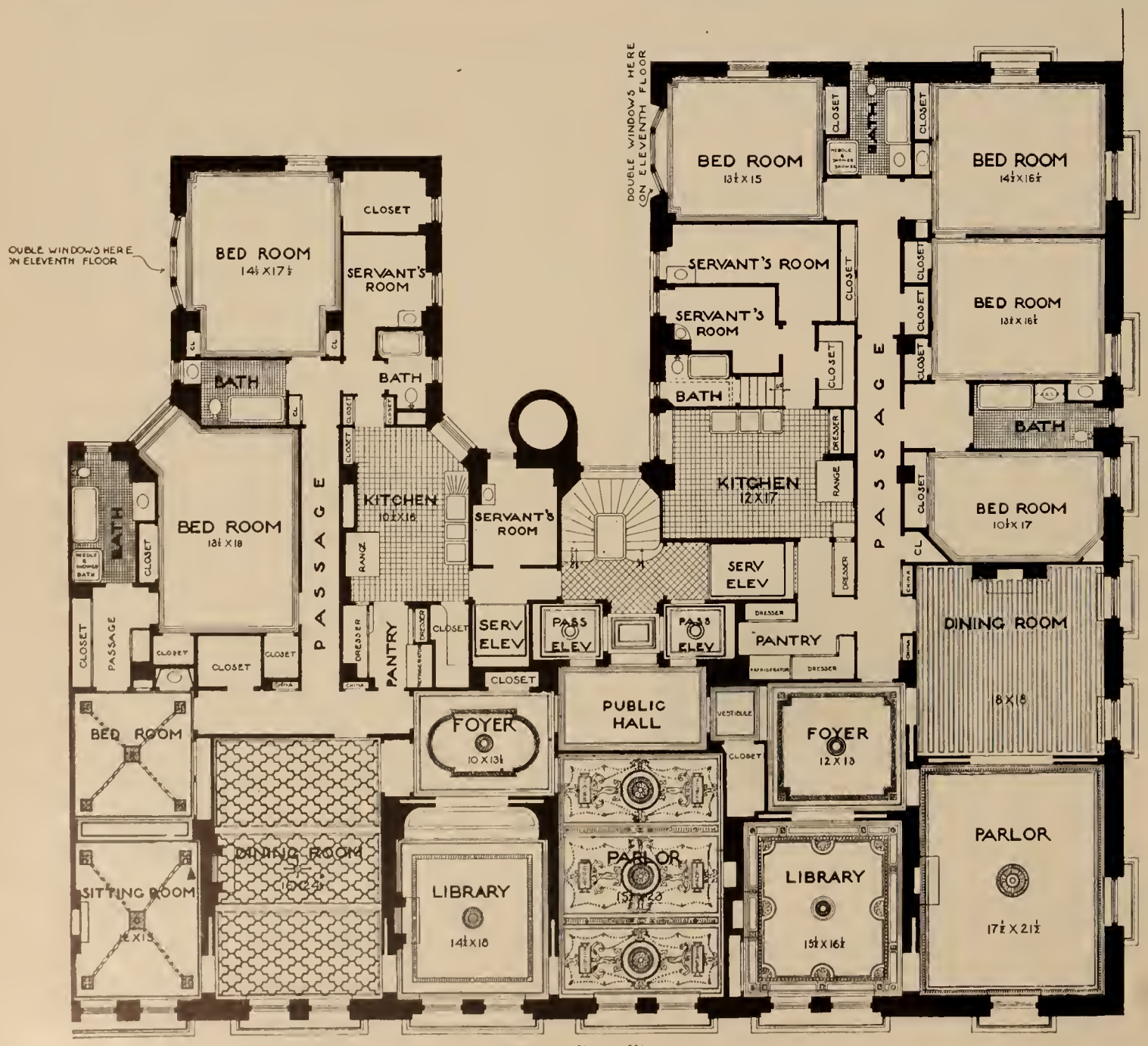
CENTRAL PARK WEST

PLAN OF FIRST FLOOR

THE LANGHAM



DRIVEWAY



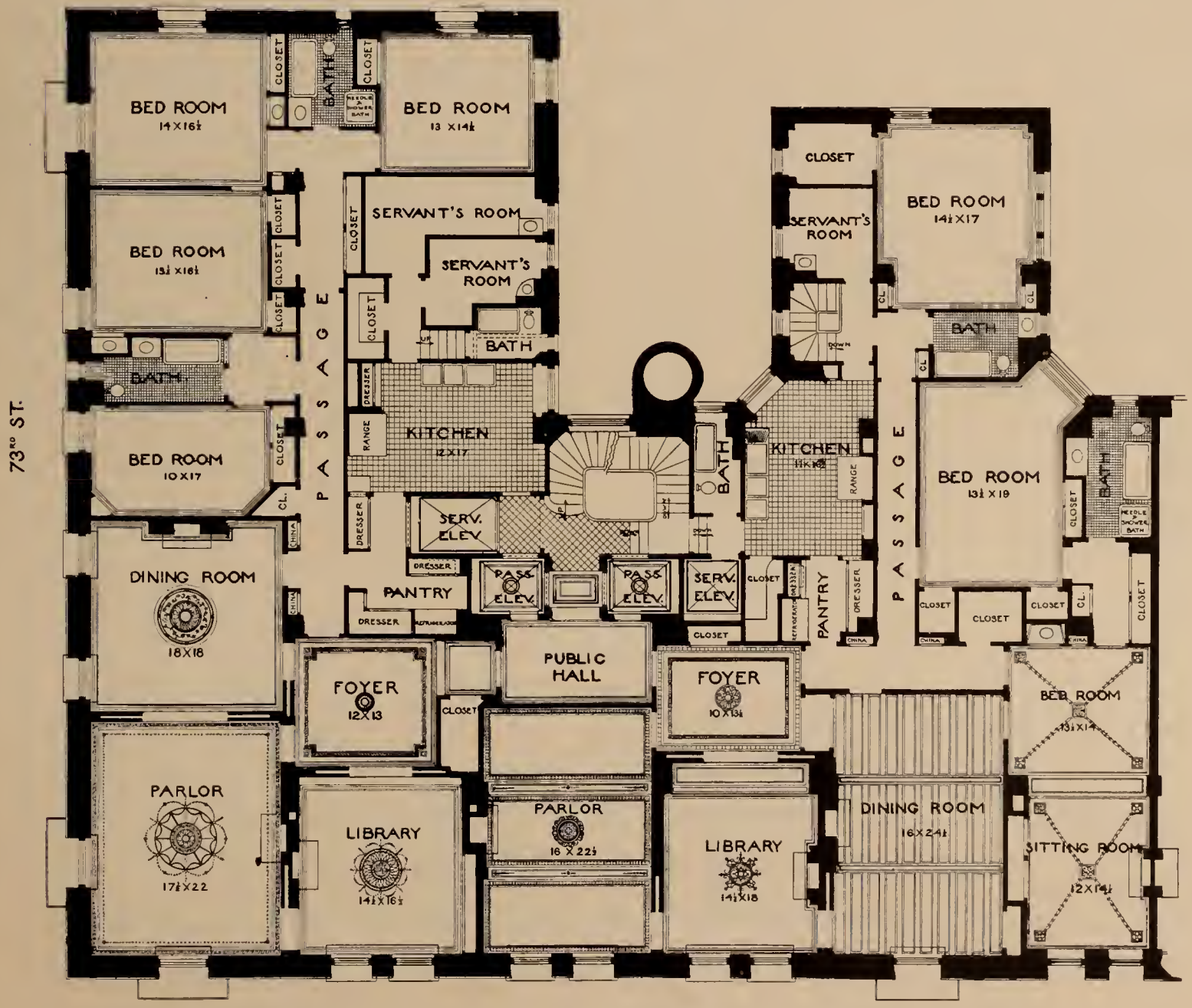
CENTRAL PARK WEST

THE LANGHAM

ONE-HALF PLAN
Of 2d, 4th, 6th, 8th, 10th Floors
OTHER HALF SIMILAR



MAIN ENTRANCE HALL



THE LANGHAM

ONE-HALF PLAN
Of 3d, 5th, 7th, 9th, 11th, 12th Floors
OTHER HALF SIMILAR



A DRAWING ROOM
Style, "Adam"

THE LANGHAM



A LIBRARY
Style, "Modern French Renaissance"



A DINING ROOM
Style, "Colonial"

THE LANGHAM



A DINING ROOM
Style, "Elizabethan"



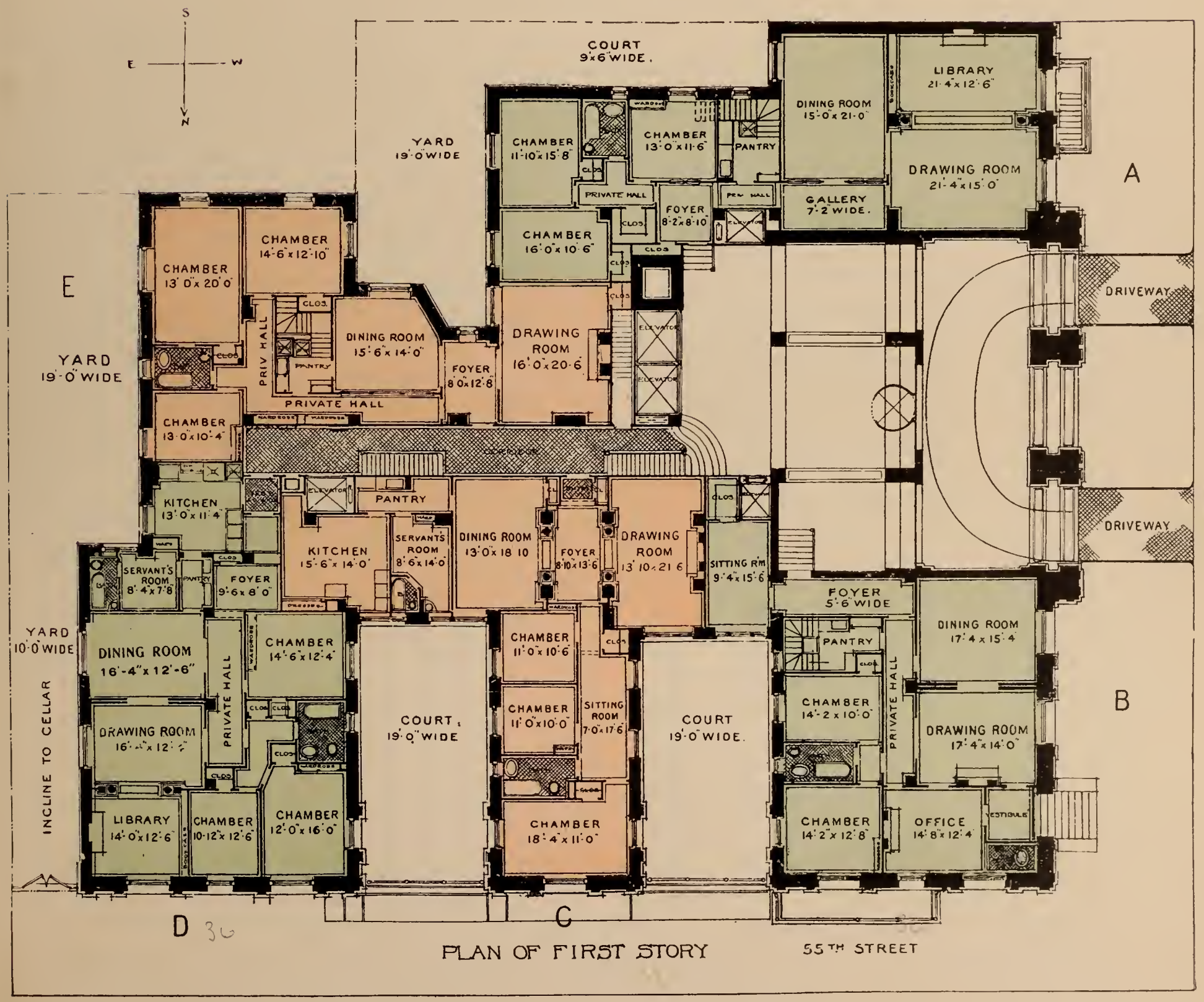
Built by
POTTER & BRO.
1906

ROUSE & SLOAN
Architects

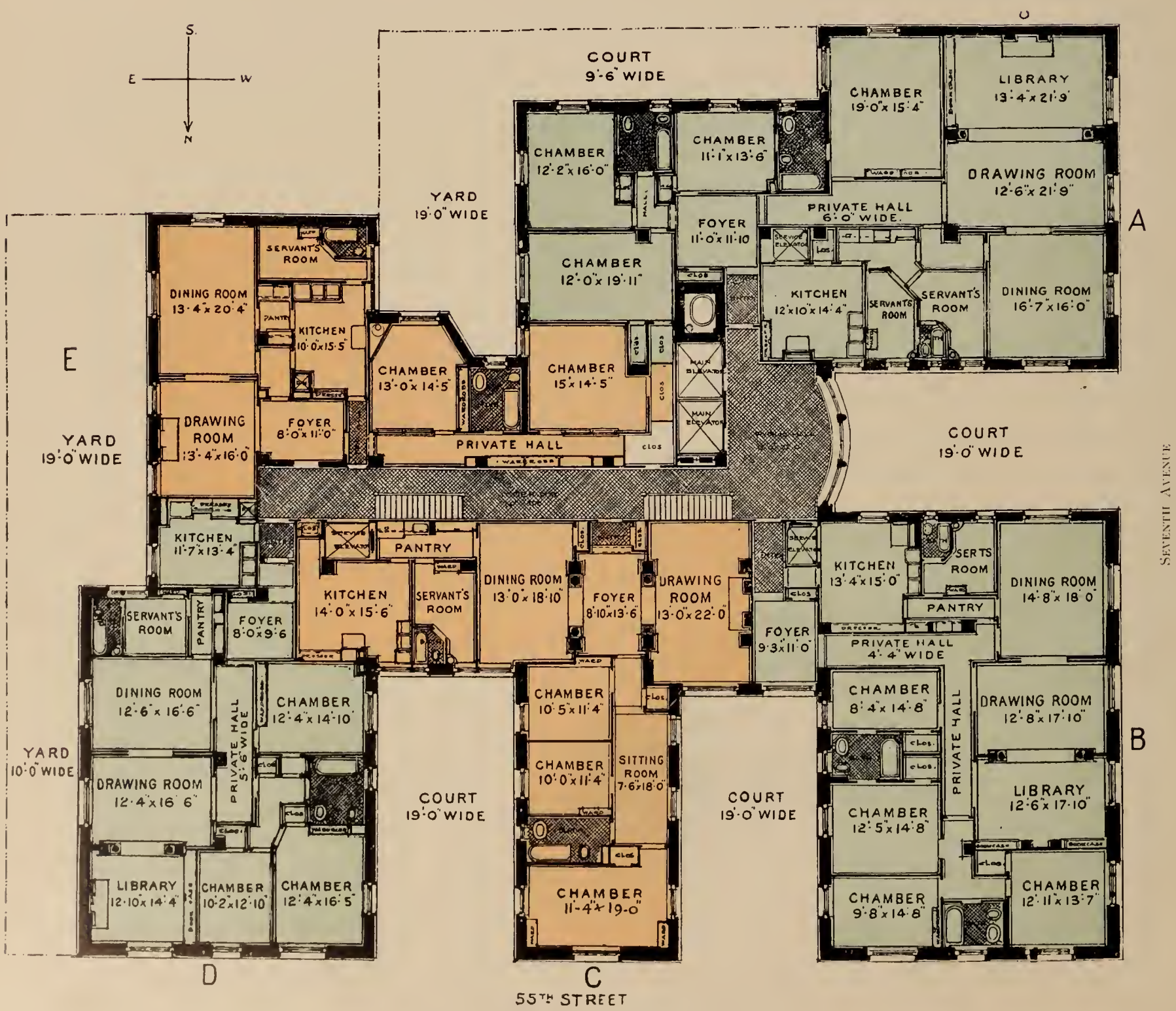
THE WYOMING

SOUTHEAST CORNER OF
SEVENTH AVENUE AND FIFTY-FIFTH STREET

THE WYOMING is a twelve-story, fireproof building, situated on the Southeast corner of Seventh Avenue and Fifty-Fifth Street, and is so designed that all rooms front upon the avenue or street, or upon open courts. Five lines of electric cars pass within a block of the door, while the elevated and Subway stations are within convenient distance. The entrance to Central Park at Fifty-ninth street is but 800 feet away. This location is one of the most desirable residential sections of the city, and within easy reach of all theatres, also the shopping district.



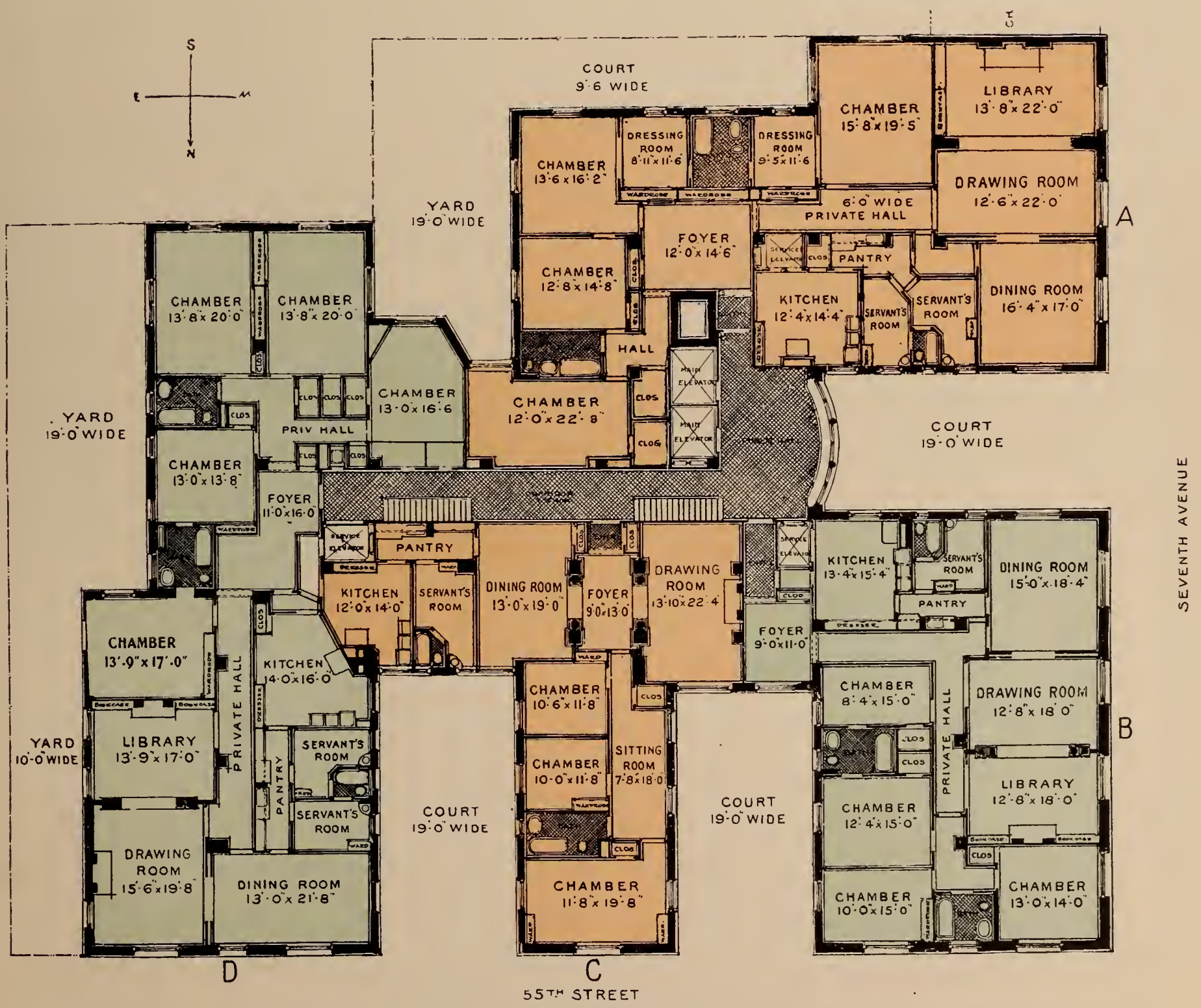
THE WYOMING contains 49 apartments, arranged in suites of 7, 8, 9, 11, 12 and 13 rooms, with two and three baths to each apartment, and all have entrances from the main hall of the building. Separate telephones connect each kitchen with the receiving department, where tradesmen can receive their orders. Drawing rooms, dining rooms and libraries are finished in mahogany, and all doors to master's rooms are of mahogany. The chambers and bath rooms are in white woodwork. The building has a frontage of 175 feet on 55th street by 150 feet on Seventh avenue.



PLAN OF SECOND TO SIXTH FLOORS

THE WYOMING is equipped with an air vacuum dust-removing apparatus. All windows of the building are fitted with the latest type of improved weather strips, which prevent the admission of dust or air draughts. All water is filtered as it enters building from the public mains. Mail chutes and a complete laundry and drying plant in basement add to the convenience of tenants. The entrance to the building is on Seventh avenue, where there is a porte-cochere entirely within the building, an advantage in stormy weather over the usual entrance with a sidewalk canopy.

Rents from $2,400 to $5,000



PLAN OF SEVENTH TO TWELFTH FLOORS





THE SEVERN

S. E. Cor. 73d St. and Amsterdam Ave.

Built by
RIPLEY REALTY CO.
1905-6

THE VAN DYCK

N. E. Cor. 72d St., Amsterdam Ave. and Broadway

MULLIKEN & MOELLER
Architects

THE SEVERN AND VAN DYCK



THE SEVERN



THE VAN DYCK

AMSTERDAM AVENUE AND BROADWAY

TWO twelve-story fireproof housekeeping apartment houses, on the east side of Sherman Square, facing Broadway and Amsterdam avenue and extending from 72nd street to 73rd street.

THE VAN DYCK, with entrance on 72nd street, has three apartments on each floor, of eight to eleven rooms, with two and three baths and a doctor's apartment of three rooms on the entrance floor.

THE SEVERN, with entrance on 73rd street, has four apartments on each floor, of six and eight rooms and two baths and a doctor's apartment of five rooms on the entrance floor. They are equipped with the most improved conveniences. Seven magnetic hand-control elevators operate for service and passengers, have the most improved safety devices.

Rents from $3,100 to $4,900.

Size, 120 feet on each street by a 200 foot block front.



Built by
WALTER REID AND CO.
1904

JANES AND LEO
Architects

THE MANHASSETT

BROADWAY, 108th TO 109th STREETS



THE MANHASSET, an eleven-story, modern, strictly fireproof apartment house, is located on the west side of Broadway, extending from 108th to 109th Streets, and one block from Riverside Drive and Park. It is accessible to the Subway local and express station at Cathedral Parkway (110th street) and Broadway, one block from the north end of the building.

THE BUILDING contains every desirable feature necessary to personal comfort.

Size 100 feet by 200 feet.

PLAN OF FIRST FLOOR



THE MANHASSET has six apartments on a floor, in suites of six, seven and nine rooms and one, two and three baths. They are provided with all modern improvements of latest patents. There are four elevators, two for the exclusive use of tenants, and two for servants and freight.

Rents from $1,800 to $3,500.

PLAN OF UPPER FLOORS

THE DORILTON



LOCATION unequaled as an exclusive residential abode combined with unsurpassed transit facilities. ¶ Situated at the radical point of three great arteries of transit—Amsterdam Avenue, Seventy-Second Street and Broadway. ¶ The tenants have every method of local transit, underground, surface and elevated, at command. ¶ A two-minutes walk brings one to Central and Riverside Parks. ¶ In the fanciful and splendid style of the modern French Renaissance, its facades rise to a height of twelve stories, crowned by domelike roofs. ¶ A glance at the illustration on the next page will show that no thought or expense was spared to achieve the most artistic results.

The main entrance is reached by traversing the large court driveway opening on Seventy-first street. ¶ The outer vestibule is screened inside and out with massive iron doors, and is finished in limestone with wall foundations at either end. ¶ The main hall, of good proportion, leads into the reception room in the rear. ¶ It is flanked by the grand staircase and elevators, right and left.

The decorations here are of various marbles, ornamental plaster, bronze work and leaded glass. ¶ The style reverts to the period of Louis XVI.

The building has its own heating, lighting, refrigerating and power plants, situated in an open court, which prevents any noise or vibration through the building.

The Building has a frontage of 110 feet on 71st street by 105 feet on Amsterdam avenue, irregular. ¶ There are four apartments on a floor of five, seven, eight and nine rooms and one, two and three baths. ¶ The trim is of mahogany, oak, white enamel and bird's-eye maple. ¶ The halls contain wainscot panels. ¶ The ceilings of the dining rooms are beamed and a high wooden wainscoting is carried around these rooms under a Dutch shelf mould. ¶ Glass doors separate the main rooms and between the conservatory and dining room. ¶ The bath rooms have a wainscot of French plate glass mirrors above the tile. ¶ The floors are parquet. ¶ A glass lined refrigerator in each apartment is artificially cooled and ventilated by the most approved methods. ¶ Electricity is furnished free at all hours. ¶ Two elevators, equipped with a special device to give an easy start and stop, are for the exclusive use of tenants. ¶ A third elevator is for delivery, freight and servants.

Apartments rent from $1,700 to $4,000.



Built by
HAMILTON W. WEED
1903

JANES AND LEO
Architects

THE DORILTON

No. 171 WEST SEVENTY-FIRST STREET



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

THE DORILTON



Built by the
GOTHAM BUILDING AND CONSTRUCTION CO.
1906-07

MULLIKEN & MOELLER
Architects

ROSSLEIGH COURT

NORTHWEST CORNER OF 85th STREET AND CENTRAL PARK WEST

SO situated as to overlook one of the prettiest parts of Central Park and within easy access of Subway, elevated and all surface lines.

THE BUILDING is a twelve-story absolutely fireproof structure on plot 102 feet by 150 feet.

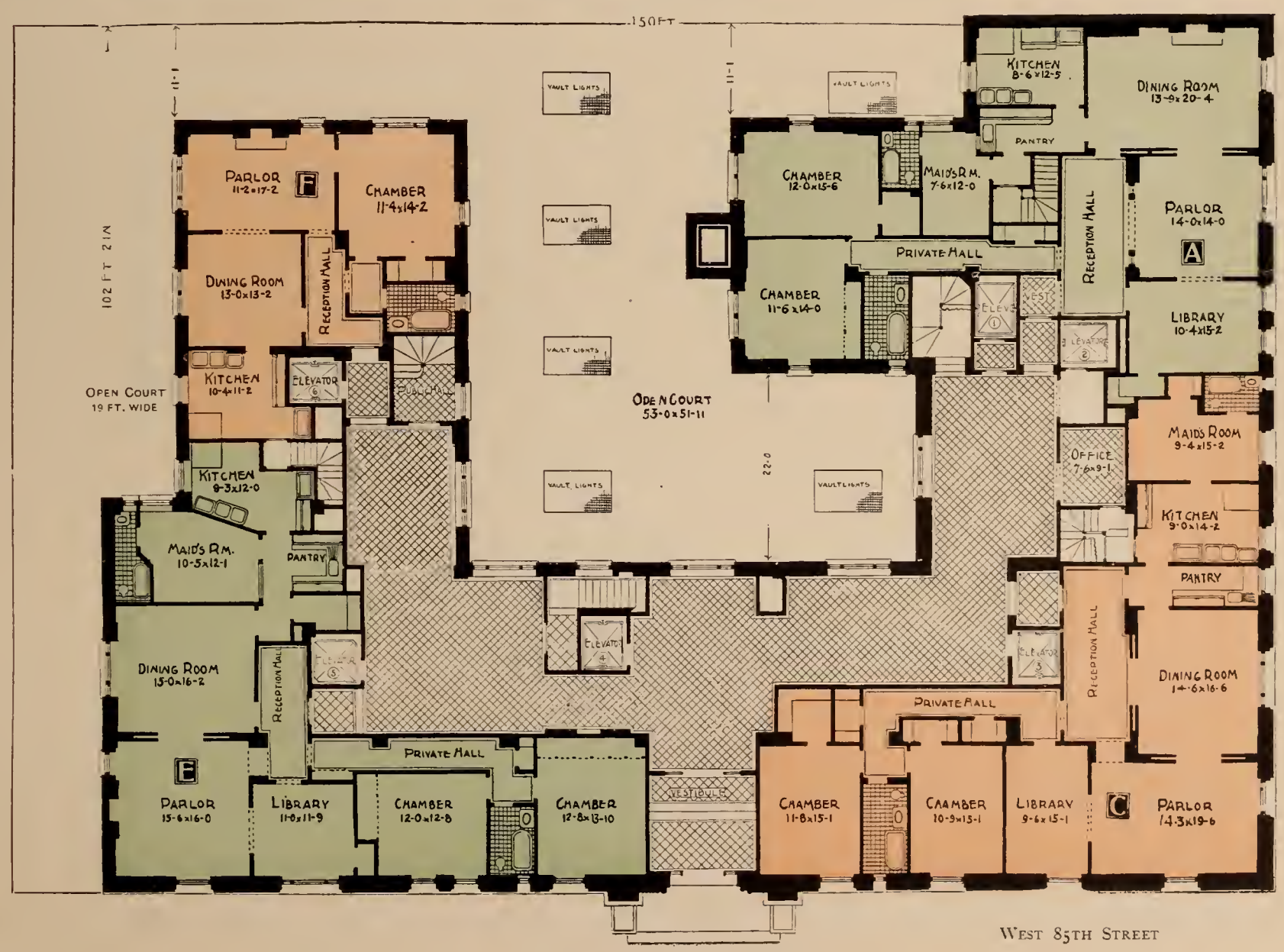
APARTMENTS are divided into suites of four, five, six and eight rooms with one and two baths, and are equipped with every modern convenience. The trim is of quartered oak, birch and mahogany.

Kitchens are wainscoted with marble five feet high; porcelain tubs and sinks, nickel plated plumbing, and garbage closet. All water from public main is filtered in building. Special service elevators connect with each apartment.

Rents from $1,700 to $3,100.



PLAN OF UPPER FLOORS



PLAN OF FIRST FLOOR

ROSSLEIGH COURT

THE WASHINGTON IRVING

SOUTHEAST CORNER BROADWAY AND
ONE HUNDRED AND TWELFTH STREET



Built by
A. C. & H. M. HALL
1908

NEVILLE & BAGGE
Architects

THE natural beauty and the interesting view from the windows of THE WASHINGTON IRVING cannot be duplicated in this city. The famous Riverside Drive, the grand stretch of the Hudson and the purple-tinted cliffs of the Palisades, which are ever changing and ever charming—a panorama of delightful views—is ever before the occupant of THE WASHINGTON IRVING. In close proximity are the magnificent buildings of which the whole world knows, and of which the city is justly proud—the mausoleum of General Grant, the Cathedral of St. John the Divine, Columbia University and many other schools and colleges and points of interest that it would be tiresome to enumerate.

The invigorating air from the river and the cliffs is no small factor in making this locality very desirable as a site for a home. In short, when all the facts are taken into consideration, what nature has done and what the art of man has accomplished, the situation of these apartments can honestly be regarded as being among the most favored.

The location is such that one may go to any point without trouble. The Subway express station is two short blocks away, the Amsterdam and Third avenue surface cars one block, while the Broadway and Seventh avenue surface lines pass the house.

THE BUILDING is ten stories in height, and strictly fireproof. It has a frontage of 125 feet on Broadway by 115 feet on 112th street. Plot is 125 feet by 125 feet.

There are five apartments on a floor, in suites of six, seven and nine rooms and two and three baths. The parlors and libraries are finished in white enamel with mahogany doors; dining rooms in antique quartered oak, paneled and beamed ceilings. Conveniences, material and finish of these apartments are in keeping with the highest class apartments.



COLUMBIA LIBRARY



GRANT'S TOMB

BARNARD COLLEGE



CATHEDRAL OF ST. JOHN THE DIVINE



PLAN OF UPPER FLOORS



BROADWAY

PLAN OF FIRST FLOOR

WASHINGTON IRVING

THE CLARENDON

S. E. CORNER RIVERSIDE DRIVE
AND
EIGHTY-SIXTH STREET



IN one of the choicest corners of Riverside Drive, commanding an unobstructed view of the Hudson River and Palisades as far as Yonkers, stands THE CLARENDON Apartments. Eighty-Sixth street is 100 foot wide street, under the supervision of the Park Department, and connects Riverside Park with that of Central Park.

ACCESSIBLE, within two blocks of the Subway, and Broadway and Seventh avenue surface cars, while the Amsterdam avenue, Sixth and Third avenue cars are but three blocks distant.



PLAN OF 3RD 5TH 7TH 9TH & 12TH FLOORS.

CLARENDON APARTMENTS
86TH STREET & RIVERSIDE DRIVE
NEW YORK CITY

THE CLARENDON

THE BUILDING is of steel construction, twelve stories high and absolutely fireproof throughout.

DIMENSIONS — Size of building, 94 feet by 94 feet; on plot 100 feet by 100 feet.

APARTMENTS are arranged two on a floor, consisting of ten to twelve rooms and four bath rooms to each apartment. The servants' quarters are cut off with a separate entrance from the public hall, thus giving the same privacy one would have in a private house. Separate servants' elevator lands tradesmen, etc., direct to kitchen door.

Rents from $3,500 to $4,500.



R. H. MACDONALD & CO.
Builders, 1907

CHAS. E. BIRGE
Architect



PLAN OF 4TH 6TH 8TH 10TH & 11TH FLOORS.

CLARENDON APARTMENTS
86TH STREET & RIVERSIDE DRIVE
NEW YORK CITY



Built by
THE STANLEY COURT REALTY AND CONSTRUCTION CO.

CHARLES E. BIRGE
Architect

R. H. Macdonald & Co, General Contractors

STANLEY COURT

NORTHWEST CORNER WEST END AVENUE AND 106th STREET

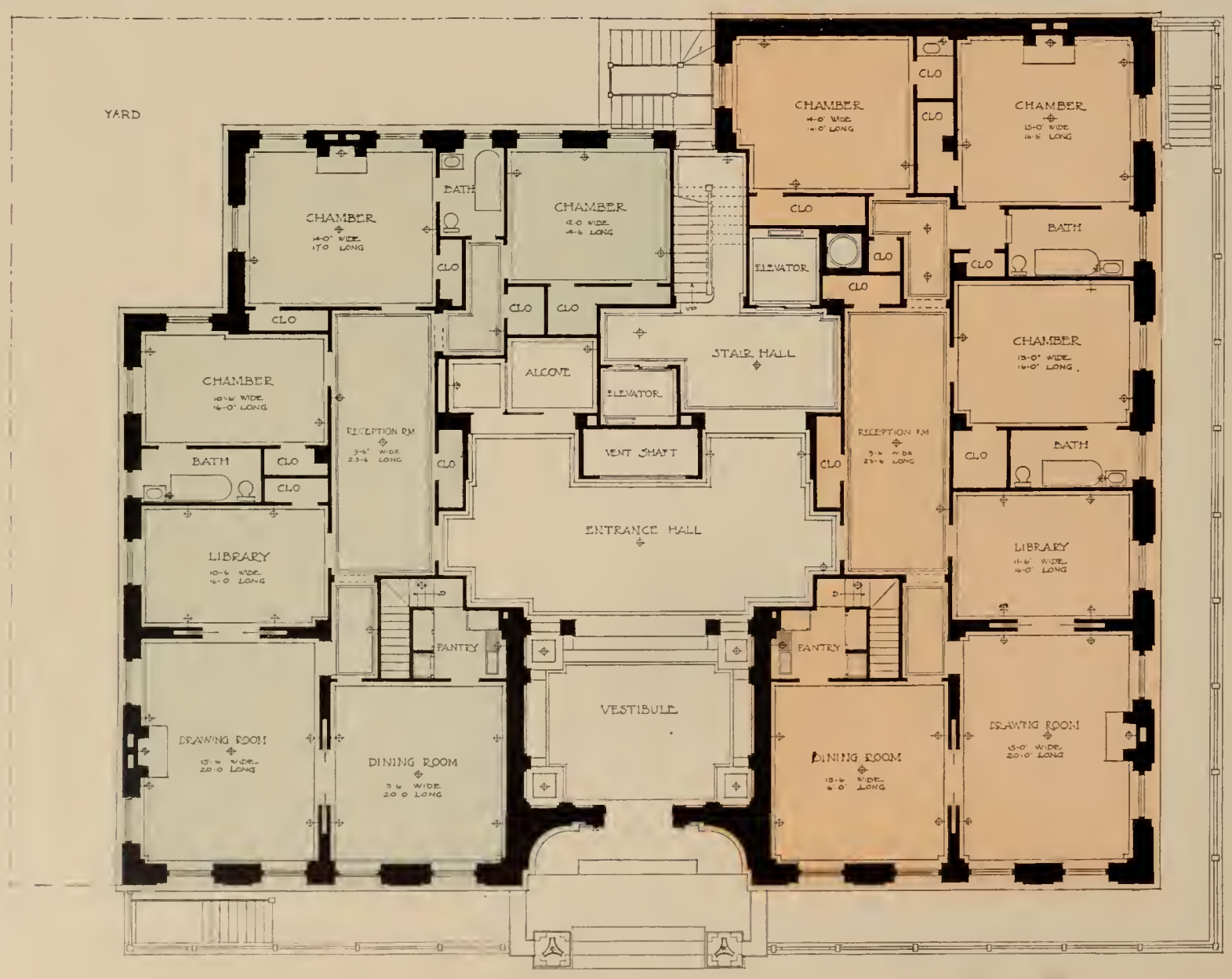
TWELVE story, steel frame, absolutely fireproof apartment house, fronting the triangle made by the intersection of Broadway, West End avenue and 106th street. Riverside Drive is less than 300 feet away, and the intervening block presents a street over one hundred feet wide, bordered by trees and grass plots.

The house has two apartments on a floor, each apartment containing ten rooms and three baths. Most of the rooms approach to square in shape. All living rooms and sleeping rooms are on the outer side of the building.

The two ground apartments are notable in that the service rooms of each are located in the basement with a private staircase leading down from the butler's pantry. Mail chute, garbage closets, long distance telephone in each apartment and electric call bells.

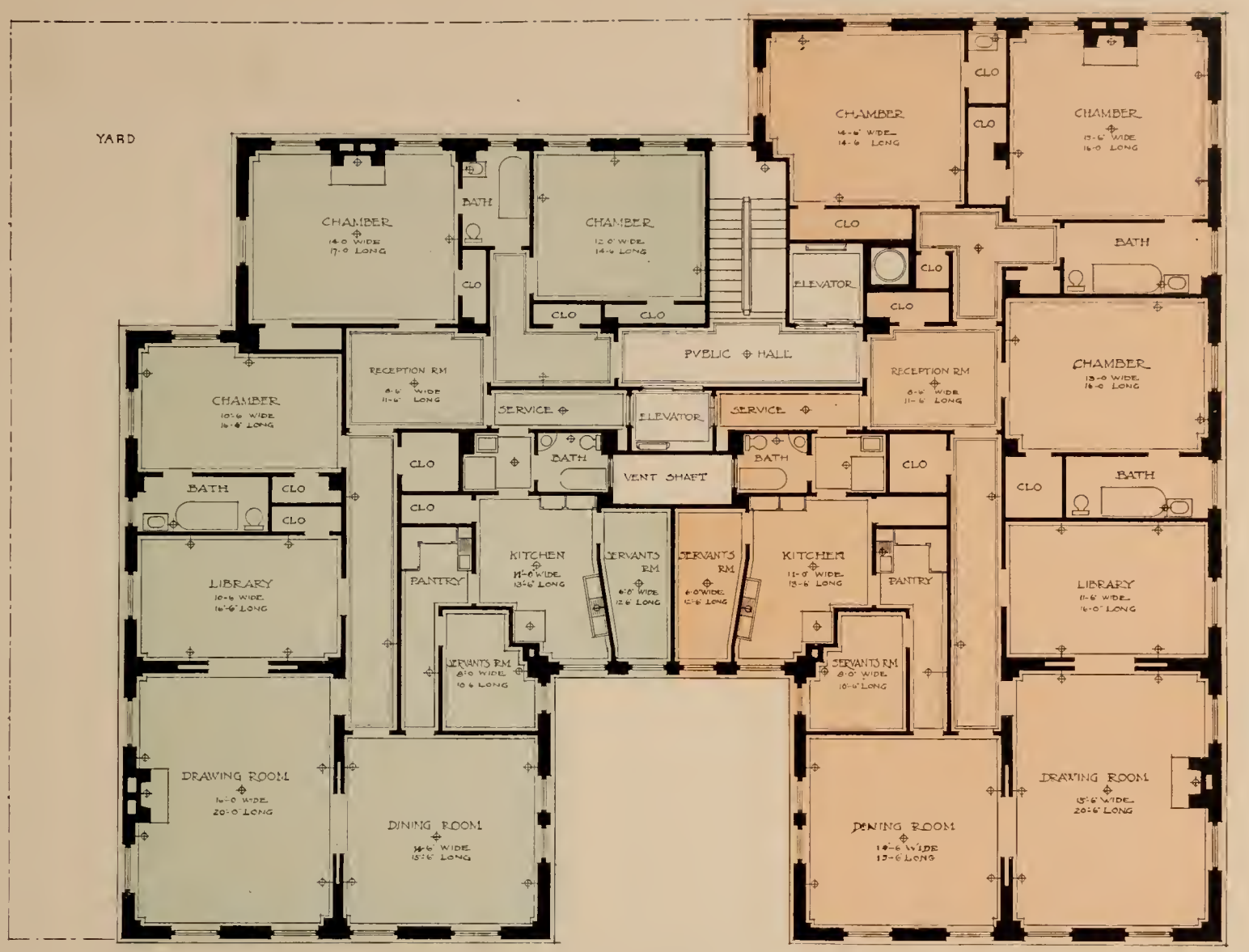
Size of plot, 75 feet by 100 feet.

Rent $2,520.

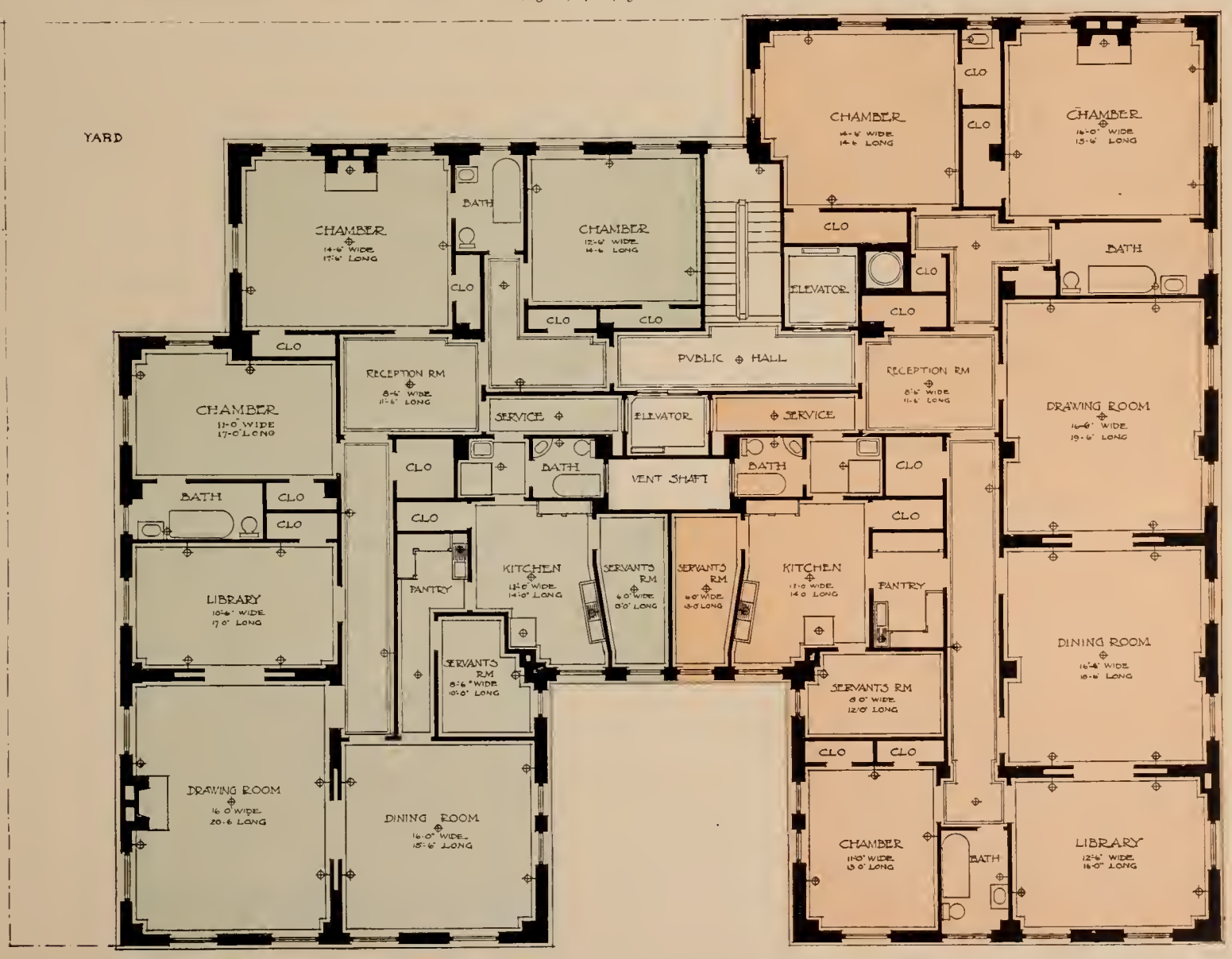


PLAN OF FIRST FLOOR

STANLEY COURT



PLAN OF 2ND, 3RD, 4TH, 5TH AND 6TH FLOORS



PLAN OF 7TH, 8TH, 9TH, 10TH, 11TH AND 12TH FLOORS

THE PETER STUYVESANT

NORTHEAST CORNER RIVERSIDE DRIVE AND
98th STREET



(In Course of Construction)
CENTURY REALTY CO.
Builders, 1908

WM. L. ROUSE
Architect

THIS twelve-story apartment house structure will be of the latest and most approved style and absolutely fireproof. The high altitude enables a tenant to enjoy to the full the advantages of a site on Riverside Drive at this particularly beautiful spot, and the unconfined and healthful surroundings are made more delightful by the highest class of private residences and apartment houses comprising its neighborhood. The Subway express station at 96th street and Broadway and several surface car lines within two and three blocks distance, assure easy access to all parts of the city.

APARTMENTS will be arranged three on a floor, in suites of nine and ten rooms and two baths, and their equipment and finish will be unsurpassed.

Size, 101 feet 6 inches on the Drive, by 98 feet deep.

THE PETER STUYVESANT



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

No. ONE-TWENTY-FIVE RIVERSIDE DRIVE



Built by
W. R. STEWART

Architects
S. B. OGDEN
GEO. KEISTER



DIAGRAM OF LOCATION

ENJOYS all the advantages of the most advanced of the apartment houses of the Metropolis and has a location recognized by all as truly delightful. Though removed from the business section of the city, these apartments are but two blocks from the Broadway and other surface cars, and three blocks from the 86th street Subway station.

THE BUILDING is twelve stories in height and absolutely fireproof throughout; all floors and partitions are constructed of fireproof material, while the doors and their trim connecting the public halls with the apartments are metal covered.

The elevation is constructed of granite, limestone and brick.

No. 125 Riverside Drive has a frontage of 140 feet on the Drive, by 80 feet on 84th street. The large front court and the public halls so separate the apartments as to render the transmission of noise from one to another on the same floor almost impossible.

Through an artistically designed gateway one can drive directly to the main entrance.

Corner building constructed in 1900, designed by S. B. Ogden.

Inside building constructed in 1905 to 1907, designed by Geo. Keister.

No. ONE-TWENTY-FIVE RIVERSIDE DRIVE

APARTMENTS are divided into suites of eight, nine and ten rooms and two baths.

With the exception of the dining room and one or two chambers, the finish is white enamel with genuine mahogany doors. The wainscoting in dining room (which is seven feet high) and the beamed ceilings are made of genuine mahogany. The gas and electric light fixtures were especially designed for this building and are unique in character.





PLAN OF UPPER FLOORS

The building is equipped with pneumatic pipes for the cleansing of rooms, draperies, carpets, etc. The main entrance and vestibule doors of the building and the elevator gates and its enclosure on the first floor are of solid bronze, designed by a well known French artist. Their use in a New York apartment house is an innovation. The elevators have a safety device which prevents the starting of the car unless all the elevator doors are closed.



PLAN OF FIRST FLOOR

The butlers' pantries have tiled floors and wainscoting. The refrigerators are extra large and have solid porcelain chambers. There is a combination wall safe in every apartment.

Rents from $2,000 to $3,600.

APARTMENT HOUSE

No. 28 E. 55th STREET
CORNER MADISON AVENUE

ABSOLUTELY fireproof, being of steel construction with fireproof partitions. One apartment on a floor of nine rooms and three baths. All ceilings and floors are soundproof, insuring entire privacy to apartments. Special attention is invited to spacious halls and separate servants' quarters. The system of heating and ventilation gives each room a complete change of filtered air at short intervals without being obliged to open windows.

Heat being supplied from the street mains of the New York Steam Company insures a uniform temperature.

The plumbing is according to the most improved sanitary methods.

A pneumatic renovating and cleaning apparatus is installed.

Every endeavor was made to incorporate in the building all the practical features used by John I. and James A. Farley in their high class private dwellings.

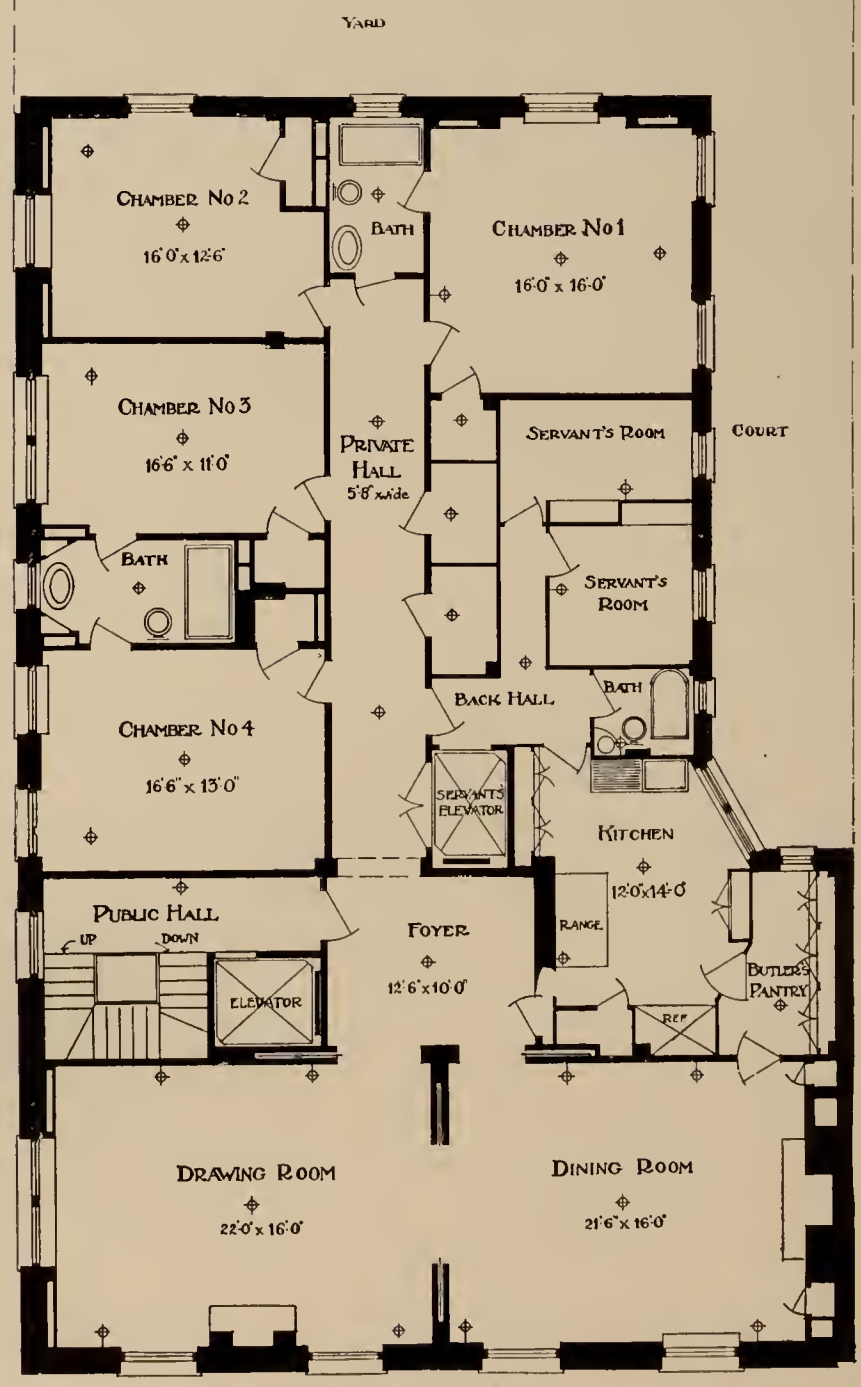
Size of building, 50 feet 2 inches by 73 feet, on plot 50 feet 2 inches by 86 feet 6 inches.

Rents for $5,500 per annum.



Built by
JAMES A. FARLEY, 1906

THAIN & THAIN
Architects



FLOOR PLAN

J. AXELROD.—GEO. F. PELHAM.

OF sturdy stock, materially aided by surroundings and conditions which have developed to the utmost his true value in his chosen field, Mr. J. Axelrod, the subject of this sketch, stands pre-eminent among the foremost of his calling. Born in Stuttgart, in Saxony, in the year 1866, he passed his early youth minus the advantages of luxury, but in the enjoyment of good health and with a tendancy to invigorating pursuits which would all the better aid him in developing those good traits of character which later became so characteristic.



J. AXELROD
Builder

A business career was entered upon by him in 1889 and real estate was the chosen field—his first operations being in the then City of Brooklyn, where he erected a number of flat-houses, which proved a most satisfactory business enterprise. This was soon followed by operations in New York, among which might be mentioned the Manhattan Hotel, the Victoria, the St. James, West End, Terrace Court and St. Denis in New York City.

The first building enterprise was in 1896, when a row of twenty-five-foot flats was built in Eighty-third street. The second was on Ninety-third street, near Riverside Drive, where two apartment houses were built in 1899. In 1900, five apartment houses were constructed in West Ninety-fourth street, Nos. 306 to 316 inclusive. Then in rapid succession followed St. James Court; Manhattan Hotel; Victoria West End, West 122d street; the Grant; Delaware, 122d street; Girard; Miami; Spencer Apartments, in West 121st street; and on West 115th street, the Colonial, Munroe and Cragsmoor. In 1905, he constructed two apartment buildings on 93rd street, near Riverside Drive. In the years 1904-05, he built Terrace Court, a ten-story fireproof apartment building, 125 feet by 100 feet. In the same years he reared the Riverview and Clarence, on West 93rd street. The years 1905-6, saw the St. Denis, a ten-story fireproof dwelling, on 92nd street and Riverside Drive, arrive at completion. In 1907, the Vancouver on West 93rd street, and a 75-foot six-story apartment house identical with the Vancouver, on West 94th street, raised their substantial lines to view, followed in 1907, by Hague Court, corner of 118th street and Morningside Drive and the East View and the Terrace, corner of 118th street and Morningside Drive. In 1908, he completed the Hanover on 83rd street and Park avenue, a nine-story fireproof structure. He now has in course of construction, three 71-foot apartment buildings on West 143d street, between Broadway and Amsterdam avenue.



GEO. F. PELHAM
Architect

Surely this is an enviable record for any builder, but Mr. Axelrod contemplates many important operations in the future.

Remarkably self-reliant at all times, he has pushed his various enterprises to success by personal application alone.

Mr. George F. Pelham has been associated with Mr. Axelrod as architect in all of his operations and is one of the foremost and best known architects in New York City.

Mr. George J. Cohn, Secretary of the West Side Construction Co., has been practically identified with the building industry for over forty years, and during that period has personally directed and brought to completion over seventy-five of New York's substantial residential and other structures. His advice and experience have proven of great value in this aggregation of building talent and Mr. Axelrod's success is largely due to the untiring efforts and assistance of the two gentlemen referred to.

THE TERRACE COURT

RIVERSIDE DRIVE AND 93d STREET



HESE apartments are situated on the South-east corner of Riverside Drive and 93rd Street, facing the park and river. Convenient to the 96th and 91st street Subway stations, or the Broadway, Seventh avenue and Amsterdam avenue surface lines.

THE BUILDING is absolutely fireproof and has a frontage of 150 feet on the Drive by 100 feet on W. 93rd street.

THE APARTMENTS are divided into suites of nine and ten rooms, with two and three baths to each suite. The parlors and libraries are in mahogany



Built by
THE WEST SIDE CONSTRUCTION CO.
J. AXELROD, Prest., 1904

G. F. PELHAM
Architect

finish, dining rooms antique oak, and all other rooms in white oak. Parquet floors in parlors, libraries and dining rooms. All latest appointments installed. A U. S. mail chute, storage rooms and patent clothes dryers for use in stormy weather in basement and two elevators in constant service, might be mentioned as a few of the appointments.

Rents from $1,300 to $2,600 per annum.

THE TERRACE COURT



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS



NATHAN LOWEY
Builder, 1906

GEO. F PELHAM
Architect

CONCORD HALL

SOUTHEAST CORNER RIVERSIDE DRIVE AND 119th STREET

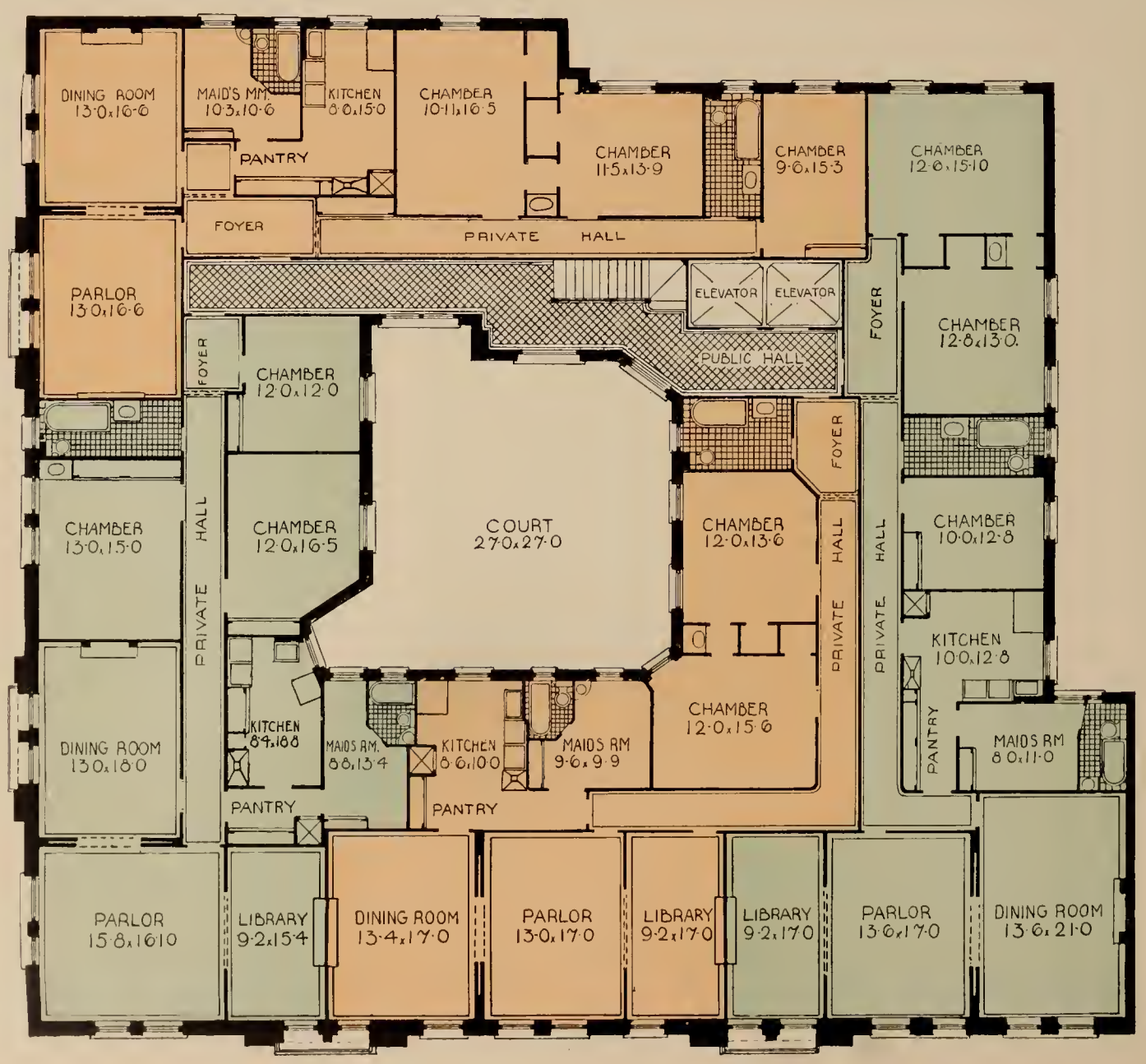
FACES one of the most attractive parts of Riverside Drive and Park; four blocks from the 116th street Subway station, and two blocks from the Broadway and Seventh avenue surface cars.

THE BUILDING is nine stories in height, steel construction, and absolutely fireproof. Size of plot, 100 feet by 100 feet.

APARTMENTS are laid out in suites of seven and eight rooms and two baths. Parlors, libraries and all chambers are in white with mahogany doors; dining rooms are Colonial in style. The kitchens are walled with enamel tile four feet high. Bath rooms are equipped with showers, spray and other nickel fittings. Many other up-to-date appointments are provided.

Rents from $1,400 to to $2,000.

PLAN OF FIRST FLOOR



CONCORD HALL



Concord Hall in Course of Construction

Looking West



Looking South



PLAN OF FIRST FLOOR



J. AXELROD
Builder, 1905

G. F. PELHAM
Architect

THE ST. DENIS

N. E. CORNER RIVERSIDE DRIVE AND 92nd STREET

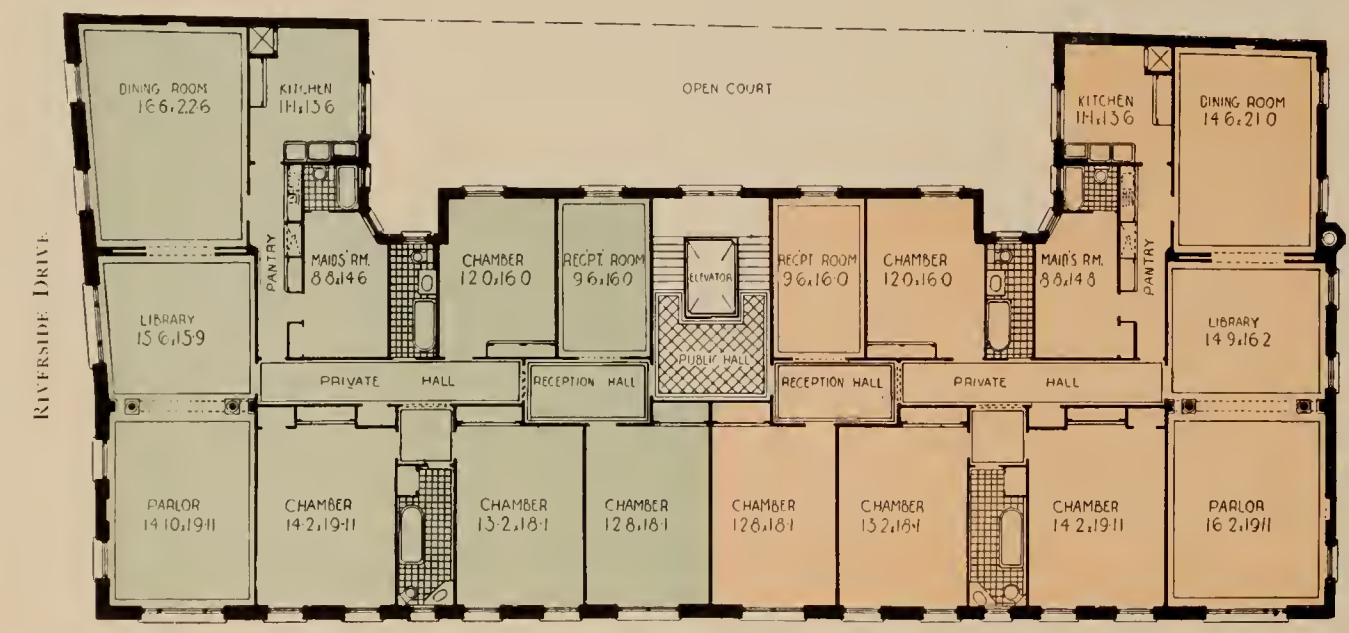
COMMANDINGLY situated, facing park and river, and convenient to Subway and surface cars.

THE BUILDING is 9 stories in height and fireproof. It has a frontage of 125 feet on 92nd street and 61 feet 5¼ inches on the Drive.

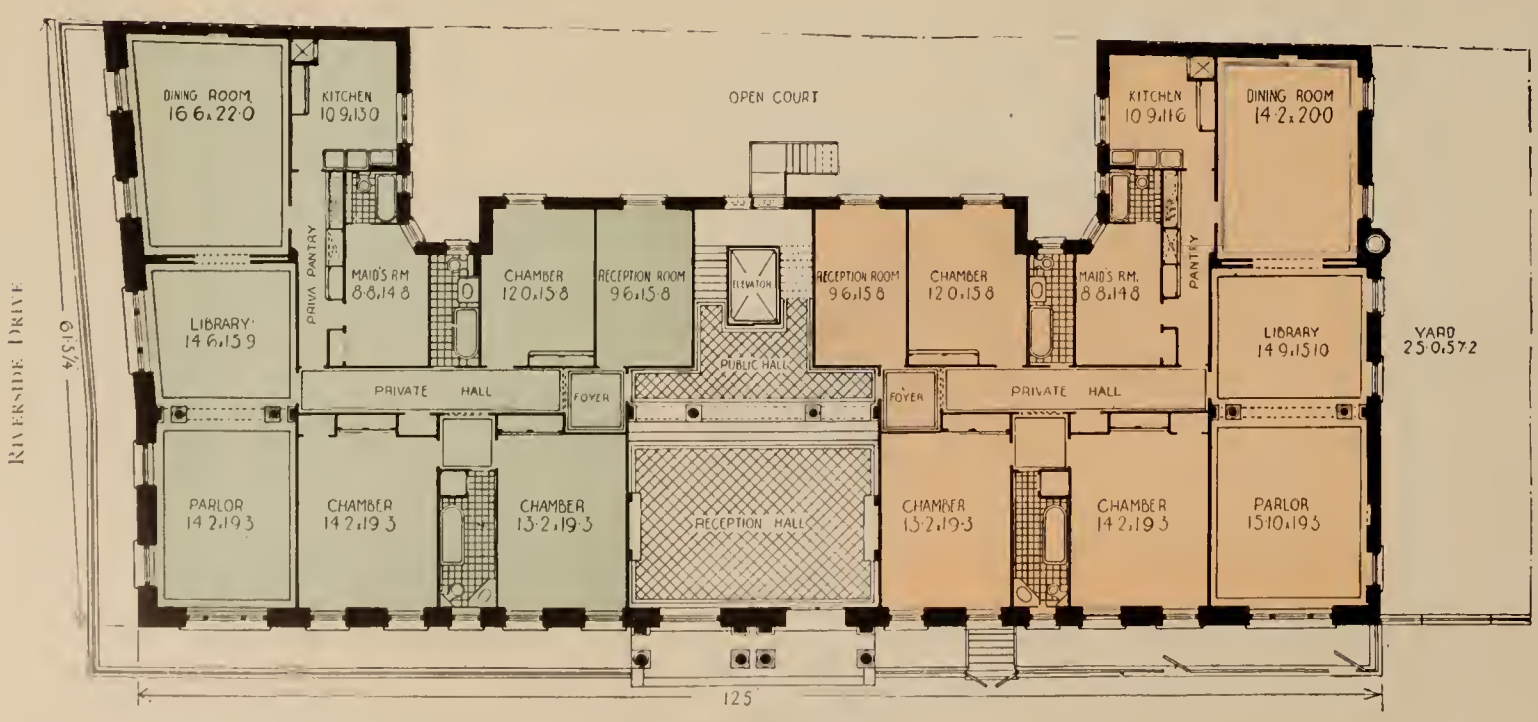
THE APARTMENTS are in suites of nine and ten rooms and three baths, and contain all up-to-date improvements, such as showers, patent clothes dryers in basement, etc.

THE TRIM in parlors and libraries are of mahogany finish, dining rooms in quartered oak, antique finish, and other rooms antique oak. Parquet floors in parlors, libraries and dining rooms.

Rents from $1,600 to $2,800 per annum.



PLAN OF UPPER FLOORS



PLAN OF FIRST FLOOR



THE HANOVER

NORTHEAST CORNER PARK AVENUE AND 83rd STREET

Built by JACOB AXELROD, 1908 NEVILLE & BAGGE, Architects

SITUATED on the northeast corner of Park Avenue, a short distance from Central Park and on a broad avenue centered with grass plots and flower beds. The Madison avenue and Lexington avenue surface cars and the Third avenue elevated, near at hand, give convenient and rapid transportation to any part of the city.

THE BUILDING is nine stories in height, with front a combination of limestone and light brick. The dimensions are 77 by 100 feet, on plot 77 by 110 feet.

APARTMENTS are in suites of six, eight and nine rooms with two baths and contain every approved convenience. The parlors and libraries are finished in mahogany, dining rooms in quartered oak, with high wainscoting and heavy beamed ceilings; chambers in a light hazel and all other rooms in oak. Shower baths, telephone in each apartment, porcelain tubs and wash trays, are a few of the many conveniences.

Rents from $1,500 to $2,400.



PARK AVENUE
PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

THE RIVERDALE



THIS nine-story absolutely fireproof apartment building is situated on the southeast corner of Riverside Drive and 79th Street, a 100-foot-wide street, under the supervision of the



RELLIM CONSTRUCTION CO.
Builders, 1905

GEO. F. PELHAM
Architect

Park Department, and within two blocks of the Subway station and the Broadway and Seventh avenue surface lines.

This house is so situated as to command a charming view of the Hudson River and Palisades.

The Riverdale is on a level section of Riverside Drive and on a steep hill from the river.

THE BUILDING has front of limestone, terra cotta and light brick, on irregular plot of 93 feet 7 inches on the Drive by 86 feet 4 inches on 79th street.

THE APARTMENTS are arranged two on a floor of ten rooms and three baths. They contain every modern convenience, including two elevators (servants' and passenger), mail chutes, etc. Most of the rooms have southern exposure.

Rents from $2,000 to $3,500.

THE RIVERDALE



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS



Built by
ALFRED P. COBURN
1908

DITMARS & BRITE
Architects

THE BOWNETT

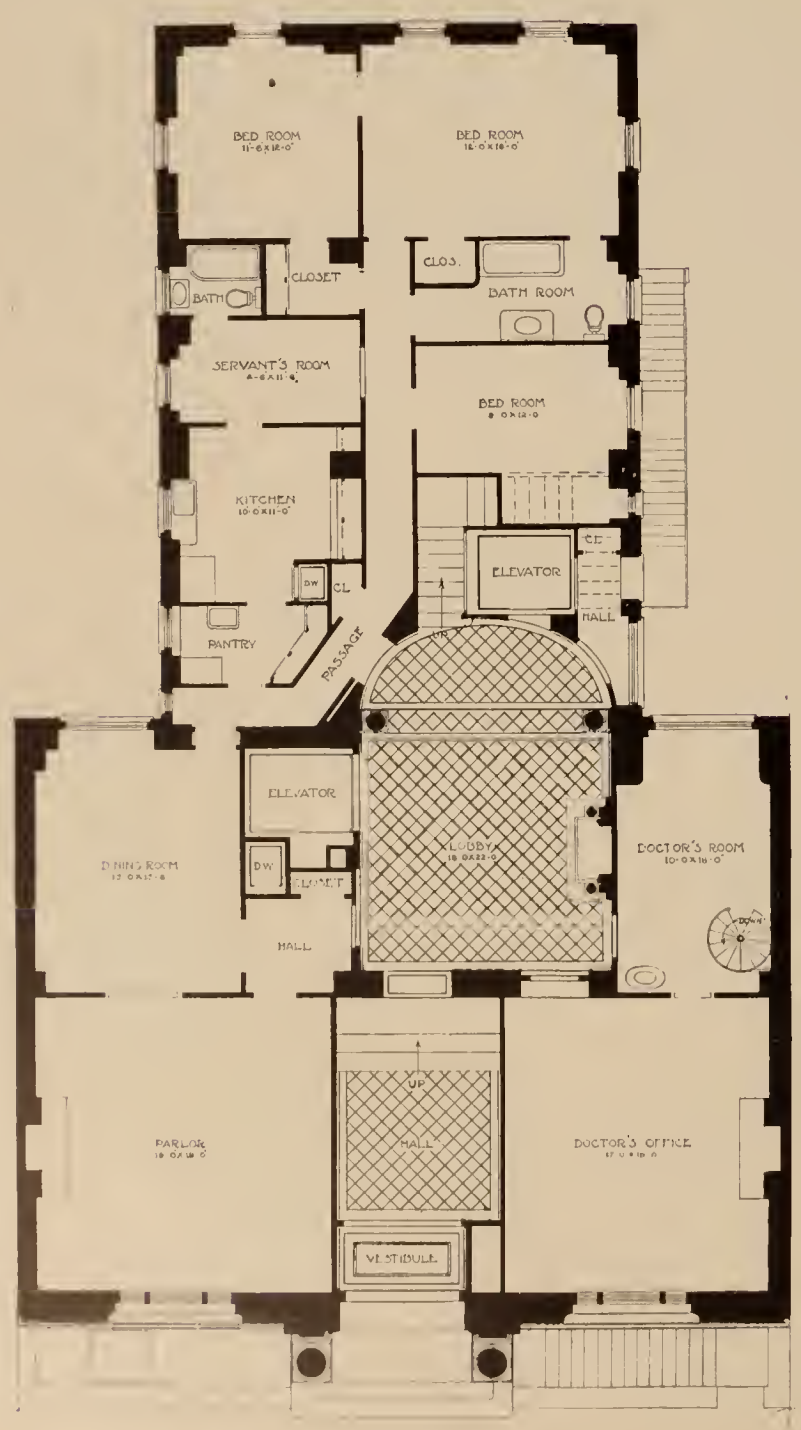
11 WEST 81st STREET

THE high location of The Bownett, on the north side of 81st Street, overlooking Manhattan Square and Central Park, in a neighborhood devoted to the private residences of the cultured, refined and wealthy, is ideal. It is, without doubt, one of the choicest in the entire city, and gives all the advantages of a city residence, combined with delightful parks, drives and boulevards, and in addition the best of transit facilities, as all the West Side car lines pass within half a block of the door. From the windows the most beautiful and extended view may be had.

THE APARTMENTS are of ten rooms and three baths each, one apartment on a floor. The floors and ceilings are double and soundproof; the servants' quarters are well removed from the master rooms and are served by a separate electric elevator. A few of the many features: Building absolutely fireproof, electric dumbwaiter, complete electric bell system, U. S. mail chute, automatic mail delivery to each apartment, wall safes, refrigerating plant, garbage closets, etc.

Dimensions: 50 feet by 82 feet 2 inches, plot 102 feet 2 inches.

Rents from $2,500 to $5,500.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

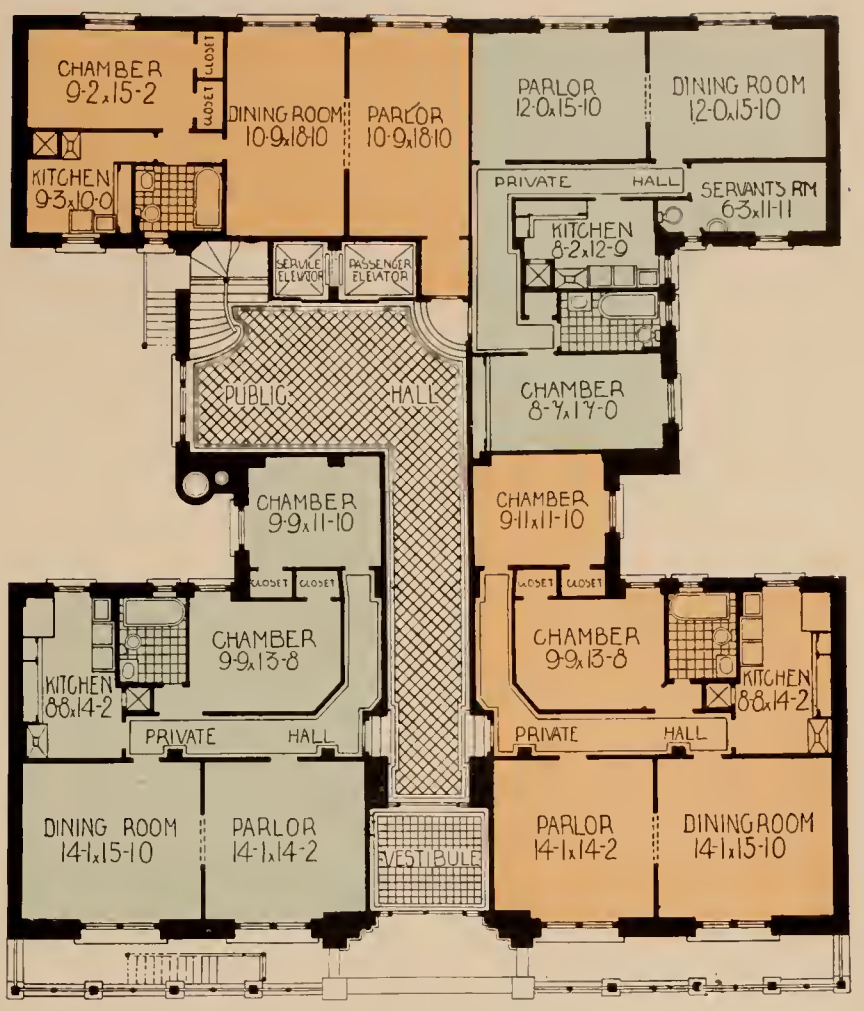
THE BROADVIEW

606 WEST 116th STREET



Built by
PATERNO BROS., Inc.
1907-8

SCHWARTZ & GROSS
Architects



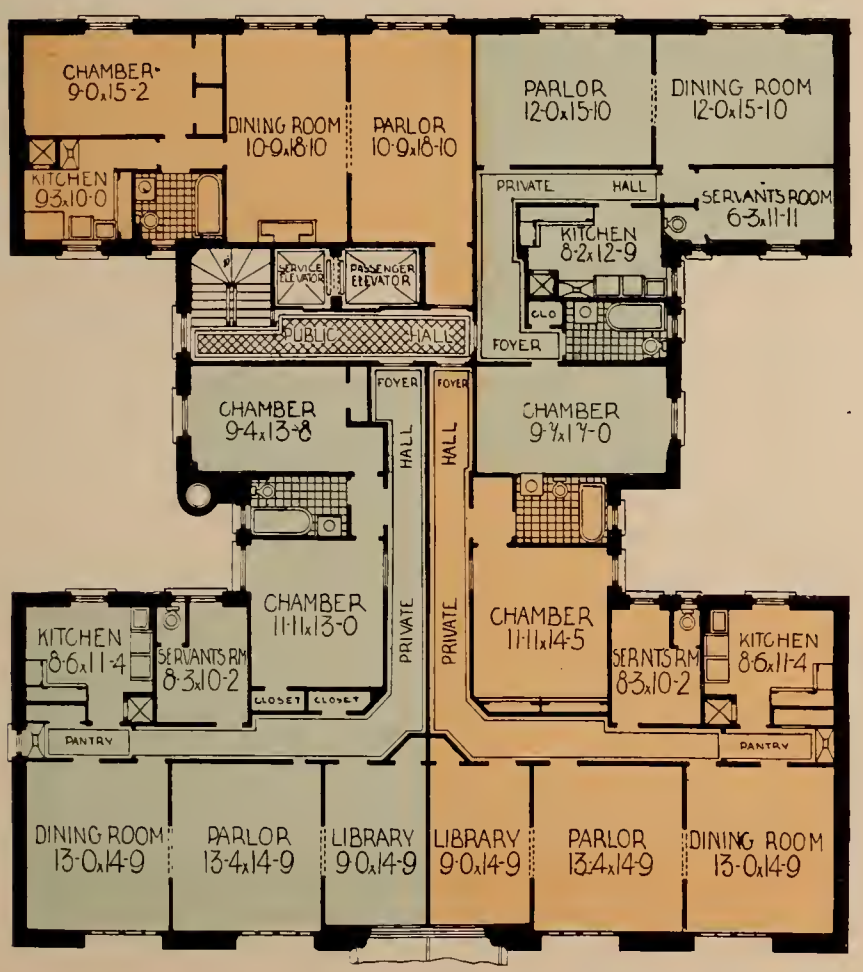
PLAN OF FIRST FLOOR

A TWELVE-STORY strictly fireproof apartment house, situated on the south side of 116th Street, between Broadway and Riverside Drive.

Apartments—Four, five, six, seven and eight rooms, servants' toilets and baths. Interior trim, decorations and conveniences similar to the Paterno and Fioraville on next page.

Size, 75 feet by 100 feet.

Rents $700 to $1,600.



PLAN OF 2ND, 3RD AND 4TH FLOORS



PLAN OF 5TH, 6TH, 7TH, 8TH, 9TH, 10TH, 11TH AND 12TH FLOORS

THE FIORA-VILLE AND PATERNO



616 AND 620 WEST 116th STREET

NEAR RIVERSIDE DRIVE

TWO ten-story absolutely fireproof apartment houses, overlooking Riverside Drive, River and Palisades. Easily accessible by way of Subway express station and Broadway and Seventh avenue surface line at the corner; almost directly opposite Columbia University.

BUILDING—Architecture, Parisian. Dimensions, 75 feet by 87 feet; on plot 75 feet by 100 feet.

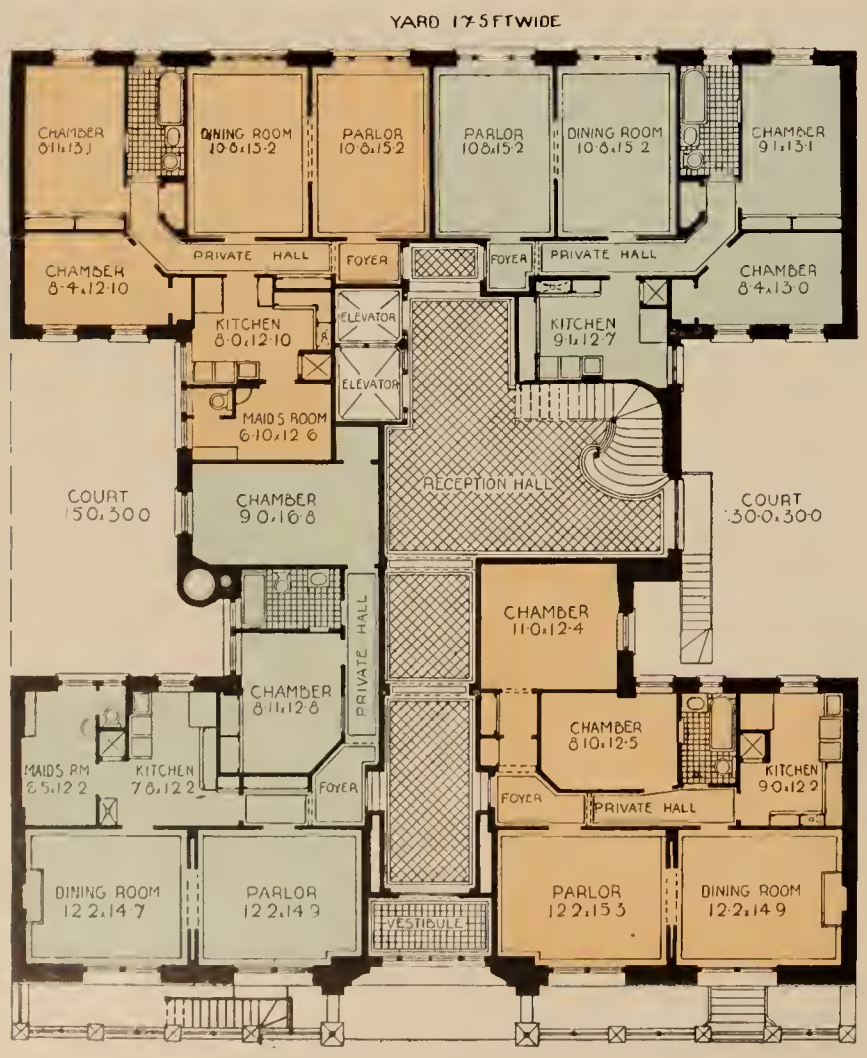
APARTMENTS consist of five, six and seven rooms and servants' toilet, and contain all latest conveniences, amongst which might be mentioned a pneumatic renovating apparatus, electrical attachment in kitchens for ironing and chafing dish, drying apparatus in basement, a cedar closet in every apartment and two electric elevators in constant attendance.

Rents from $720 to $1,400



PATERNO BROS.
Builders, 1907

SCHWARTZ & GROSS
Architects



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

PATERNO BROS., Inc.

CHARLES and JOSEPH PATERNO, the subjects of this sketch, are the sons of the late John Paterno, who died in 1899. At the time of his demise the elder Paterno had attained an eminence and position among the contractors and builders of his time second to none. His ability and thoroughness in the field in which he labored was augmented by his sterling integrity and conscientious application to the vast interests that claimed his attention. At the time of his death he had under construction, among other undertakings, two typical apartment structures on West 112th street and four similar buildings on 106th street, on which he had labored with all the earnestness he was capable of and in which his pride as a builder was concentrated. He was destined never to witness the fruition of his work. At this critical moment in their lives the young men, Charles and Joseph Paterno, were enjoying the advantages made possible by the thrift and industry of their father. Charles had just completed the collegiate course at Cornell University, and was the proud possessor of an M. D. diploma, having received his degree of doctor of medicine, after a painstaking and worthy struggle, in which he earned deserved credit. His brother Joseph, scarcely 18 years of age, was pursuing his studies, preliminary to a college course, in the high schools of this city. Of the structures upon which their father had labored, and which, at his death, stood incomplete, were the two apartment houses, 507-9 West 112th street, destined to stand as a monument to the elder Paterno's application and constructive ability. But three stories of this fine structure had been raised, when these young men found themselves called upon to assume the undertaking and management of their father's affairs. Young in years, they had, nevertheless, studied the business standards and principles demonstrated by their parent, and their familiarity with his methods coupled with their inherited business capacity, soon acquainted them with the conditions and possibilities made imperative by his death, and with what success they undertook the task, the completion of this structure under their guidance, speaks most plainly. "Excelsior" has been their watchword, and by united effort, coupled with indomitable energy, what measure of standing and responsibility they enjoy in their chosen field of energy, is richly deserved.



JOSEPH PATERNO

With the completion of the aforementioned two apartment houses and other unfinished work left to them, they entered into the profession of their father with an inherited assiduity and have erected in upper New York some of its most substantial and pleasing apartment houses and dwellings, among which are: San Mareno, on West 112th street and the Salome, built in 1900-1, a seven-story apartment house on 105th street; El Casco Court, on 103rd street, 1901-2; Putnam Court, West 104th street, 1902-3; Warren Hall, West 115th street, 1903; Revere Hall, West 114th street, 1904-5; Hudson Hall, West 114th street, 1904-5; Cathedral Court, West 115th street and Morningside Drive, 1904-5 In these later operations Charles Paterno was secretary and treasurer of the company, Joseph Paterno was president, and their brother-in-law, Mr. Victor Cerebone, was vice-president.



DR. CHARLES PATERNO

In 1905-6 Charles and Joseph jointly constructed two corner and two inside apartment houses, covering the entire block front on Morningside Drive, from 115th to 116th streets, namely: the La Valenciennes, La Touraine, Mount Cenis and Park Court, these structures being disposed of within six months of their completion. This successful venture was followed by the construction of a number of ten and twelve story fireproof apartment houses

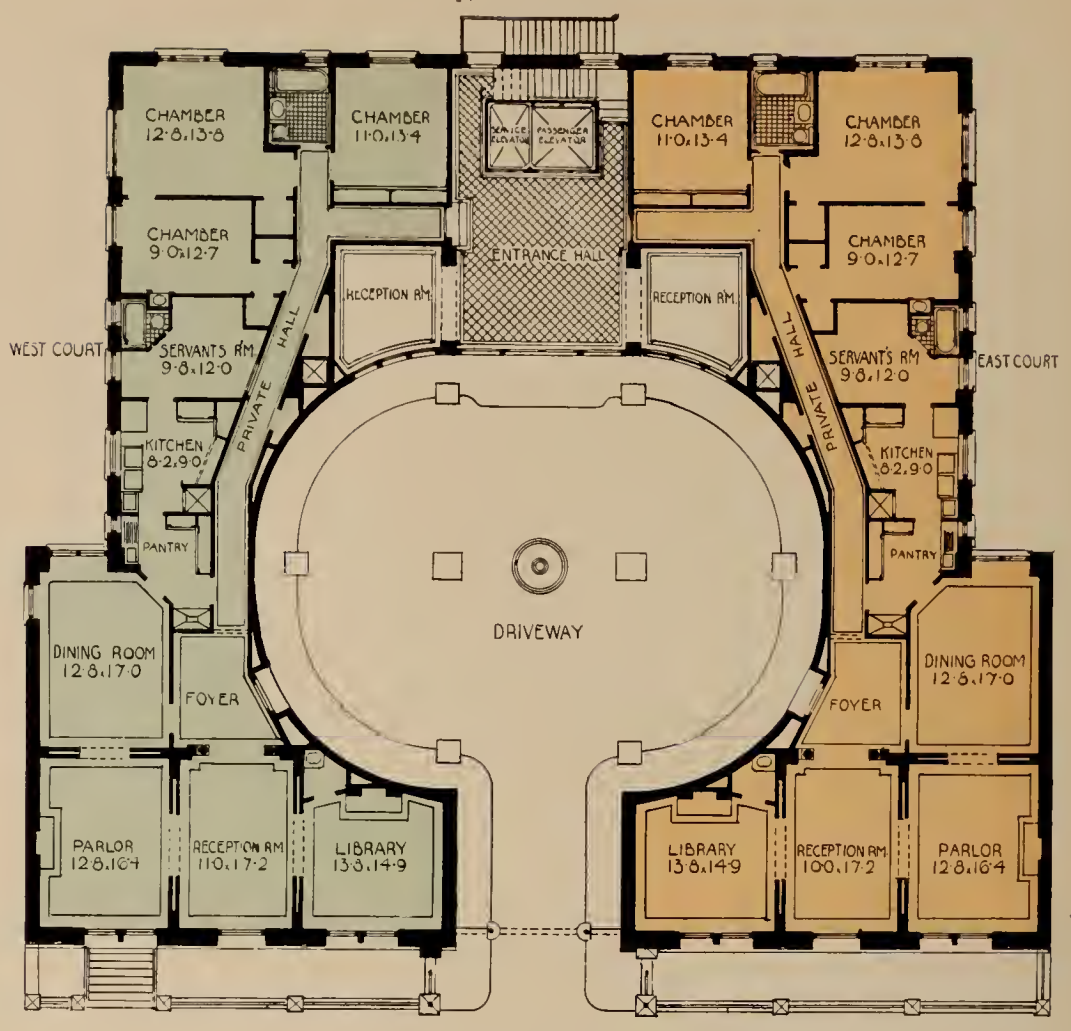
The years 1906-7 were identified with the erection of two ten-story buildings, the Fioraville and Paterno, 616-620 West 116th street. Following this, in 1907-8, and up to the present time, they were busily employed in the erection of a splendid twelve-story and basement dwelling in conjunction with an imposing edifice of ten stories, besides several others in preparation. Their success has been most deserved, and when indefatigable industry, conscientious dealing and business ability are coupled with artistic and mechanical thoroughness, to say nothing of the determination to use none but the best materials and to insist upon the highest class workmanship, we know why these young men have succeeded so signally.

Mr. V. Cerebone, upon the completion of Warren Hall, severed his relations with the Paterno Brothers and entered into business as a contractor and builder, and has met with gratifying success.



Built by
BRODY, ADLER AND KOCH CO.
1906-7

SCHWARTZ & GROSS
Architects



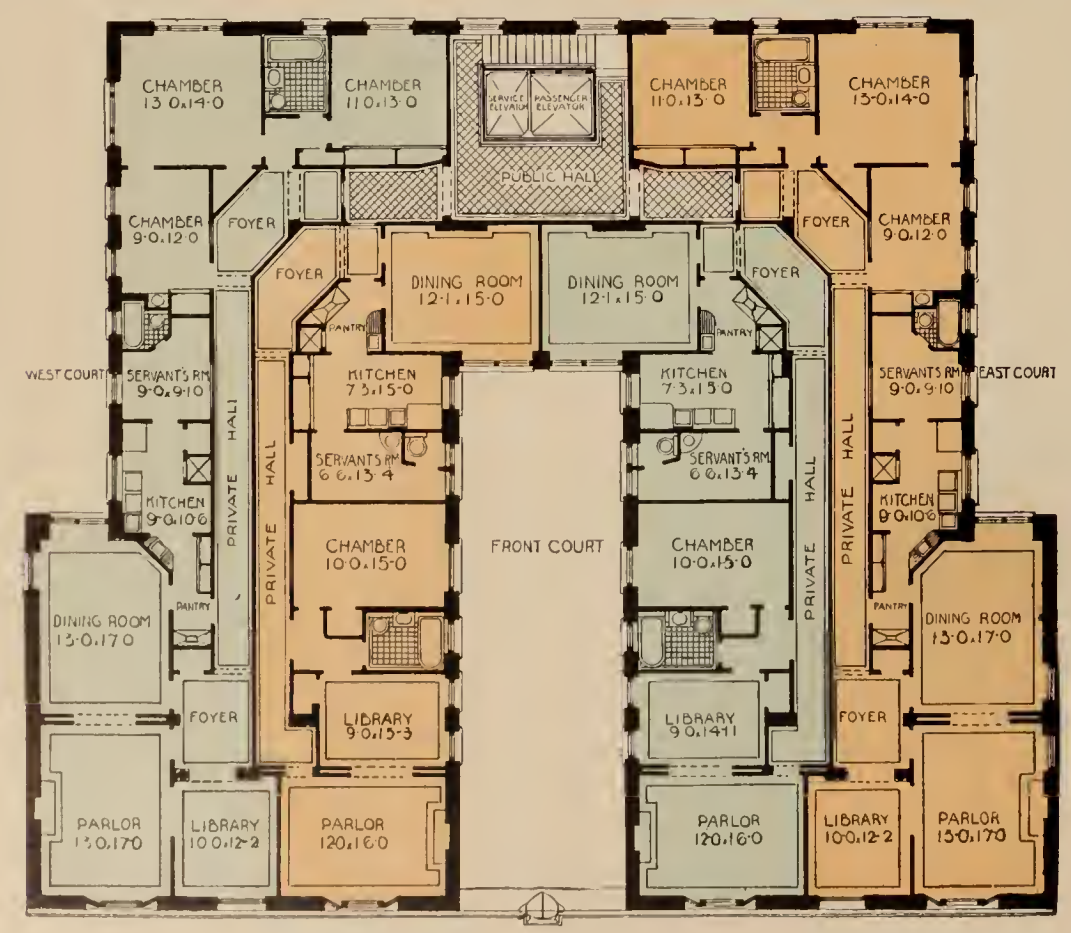
PLAN OF FIRST FLOOR

LASANNO COURT

307-313 WEST 79th STREET

LOCATED on the north side of the street, giving all apartments a southern exposure, midway between West End Avenue and Riverside Drive.

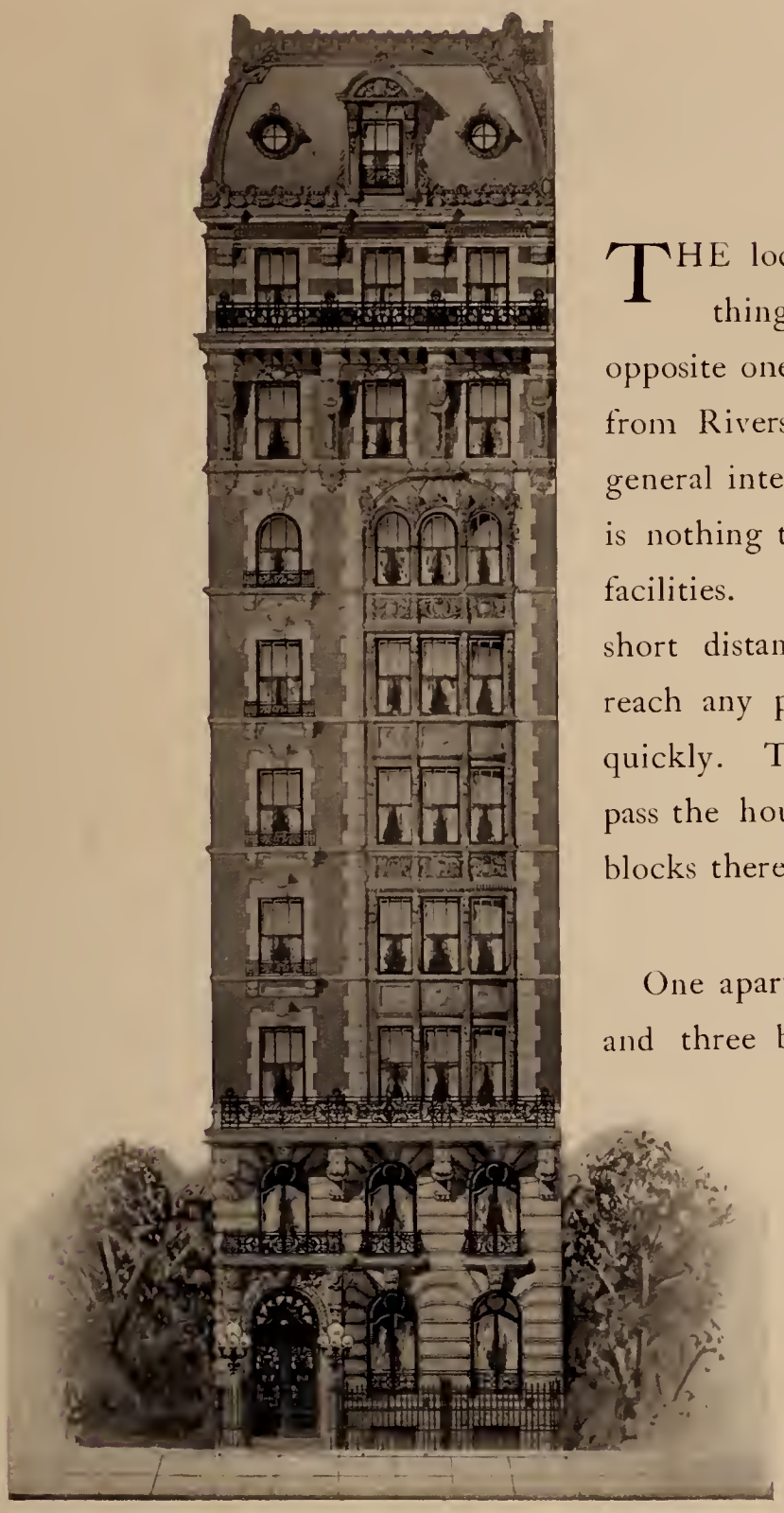
The Subway station at 79th street and Broadway, one block away, and the Broadway and Amsterdam avenue surface cars afford excellent means of transportation to all parts of the city.



PLAN OF UPPER FLOORS

THE BUILDING being of steel construction is absolutely fireproof, the different apartments being separated by fireproof doors and partitions. It has a frontage of 100 feet by 89 feet deep, on lot 100 by 102 feet. Apartments are arranged in suites of six, eight and nine rooms, with extra servants' baths. The six and eight room apartments can be thrown together, making fourteen-room suites if desired. With the exception of the dining room and servants' quarters the trim is white enamel with mahogany doors. Apartments are provided with the latest improved conveniences of the best material and workmanship. A commodious carriage entrance is provided within the building, leading through an artistically designed gateway directly to main entrance. Additional servants' quarters are provided in basement and pent house on the roof.

Rents from $1,200 to $2,500 per annum.



Built by
COBURN-GRAHAM CONST. CO.
A. P. Coburn, Prest.
1904

NEVILLE & BAGGE
Architects

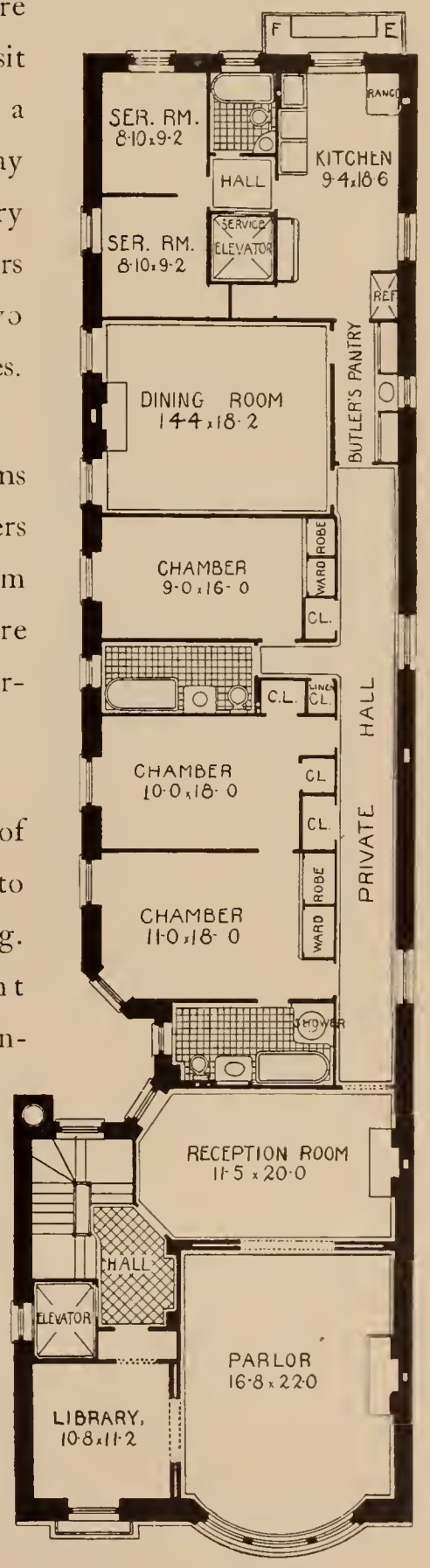
THE COURTENAY

55 CENTRAL PARK WEST
BETWEEN 65th AND 66th STREETS

THE location of The Courtenay and its environments have everything to commend it as a charming spot for a home. Directly opposite one of the loveliest sections of Central Park, a short distance from Riverside Drive, and numerous delightful points of local and general interest are in this vicinity. There is nothing to be desired concerning transit facilities. The Subway station is but a short distance away, by which one may reach any part of the business center very quickly. The Eighth avenue surface cars pass the house, while within one and two blocks there are several other surface lines.

One apartment on a floor of ten rooms and three baths. The servants' quarters are altogether remote from the other rooms and are reached by a separate servants' elevator.

The trim and decoration of The Courtenay is such as to please the most exacting. Among the many pleasant conveniences might be mentioned a vacuum air cleaning plant, automatic mail delivery direct to each apartment, filtered water, two electric elevators, etc.



TYPICAL FLOOR PLAN

THE BUILDING is ten stories in height, with basement and sub-basement and absolutely fireproof.

Size: 33 feet front by 125 feet deep.

Rents from $2,400 to $3,300.



SCHNEIDER & HERTER
Builders, 1904-5

SCHNEIDER & HERTER
Architects

THE ORIENTA

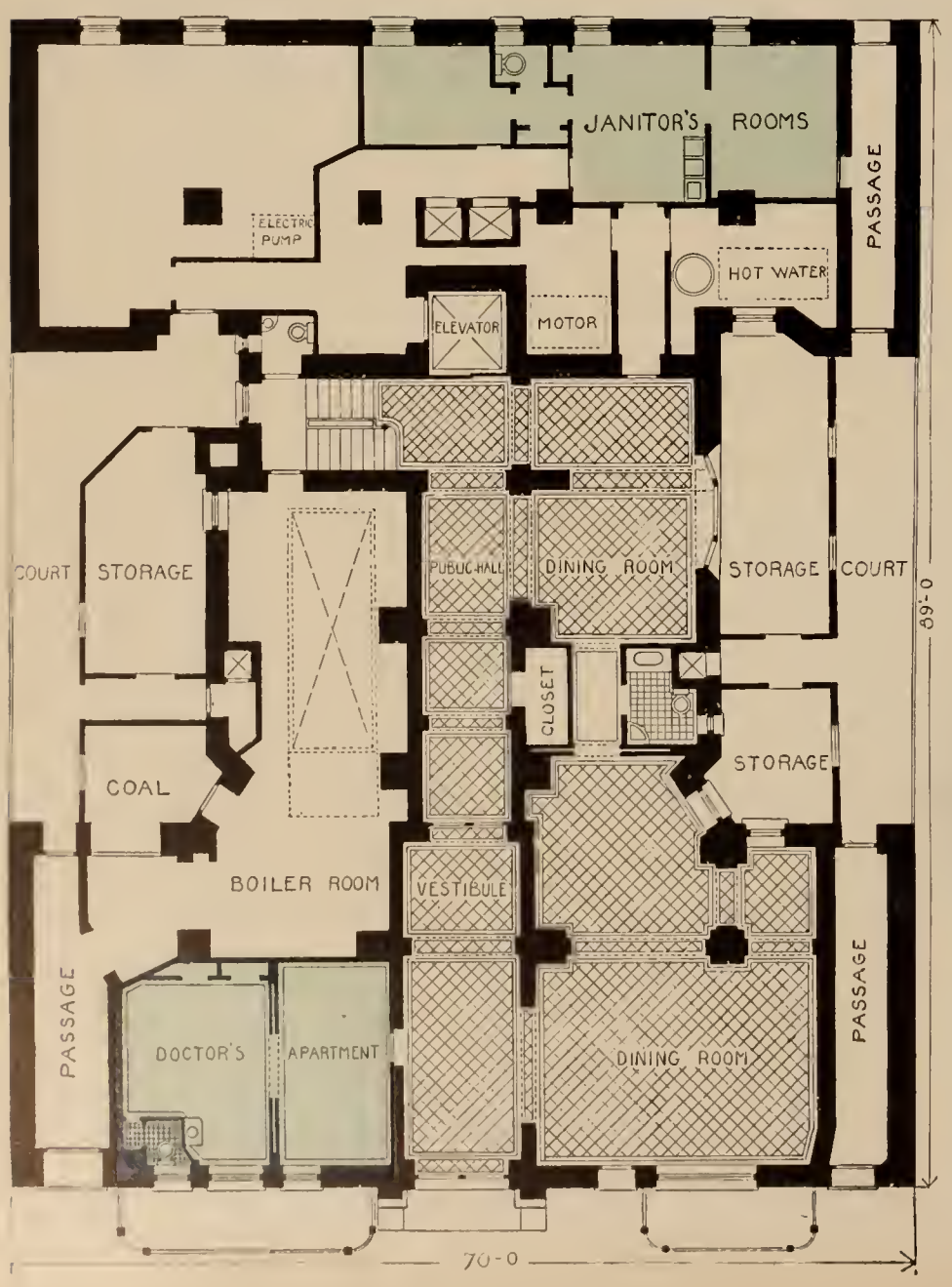
302-306 WEST 79th STREET

LOCATED on the south side of 79th Street, between West End Avenue and Riverside Drive, within one block of the 79th street Subway station and the Broadway and Seventh avenue surface lines.

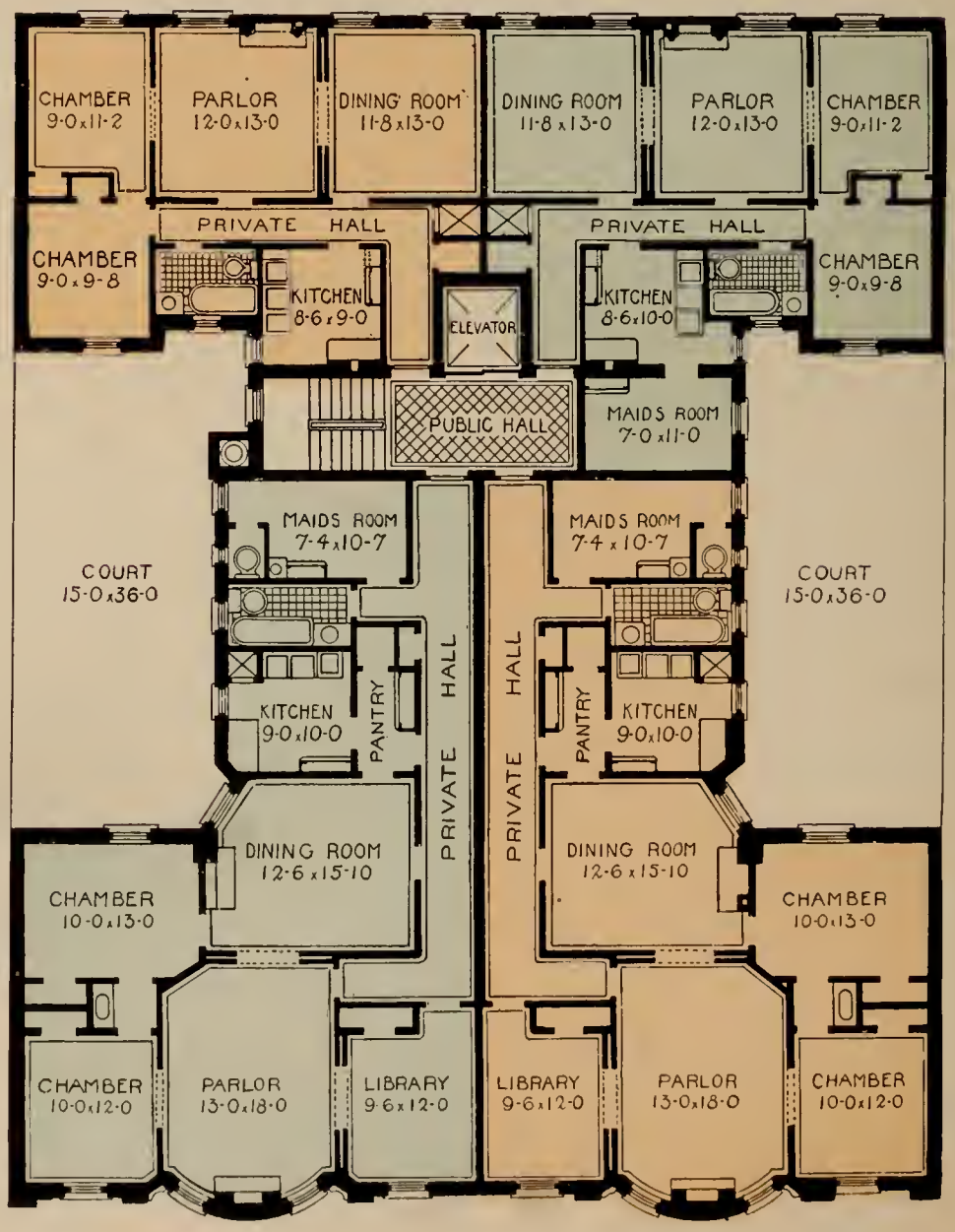
THE BUILDING is eight stories in height and strictly fireproof. Size, 70 feet by 89 feet deep. Indiana limestone is used throughout the front, no terra cotta of any kind being employed.

APARTMENTS are designed four on a floor in suites of five, six and seven rooms, with extra servants' toilets in the seven room suites. The trim throughout is of select hardwood, rubbed to a high polish. The conveniences are of the latest and best materials used in high class, elevator apartment houses.

Rents from $660 to $924.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

THE PONCHETRAIN

Eight-Story Fireproof Building

312-14-16 W. 109th STREET



LOCATED South side of 109th Street, a few feet from Riverside Drive, and overlooking the Hudson River and Palisades; one block from Subway express station at 110th street and Broadway surface cars, two blocks from Amsterdam avenue line, and a short distance of the elevated station at 110th street and Manhattan avenue.

THE BUILDING—Elevation is of light brick, trimmed with limestone, and of the latest type of steel construction.

Size, 75 feet by 100 feet.

APARTMENTS—Five, six and seven rooms and bath, servants' rooms and toilets. Parlors and libraries trimmed in mahogany, dining rooms in quartered oak, antique finish, all other rooms in oak. Parquet floors in parlors, dining rooms and libraries. All the latest improvements. Abundant closet room.

Long distance telephone in each apartment.

Uniformed hall and elevator service.

Rents from $540 to $1,350.

Built by
JOSEPH H. DAVIS
1907



PLAN OF FIRST FLOOR

GEO. F. PELHAM
Architect



PLAN OF UPPER FLOORS

THE NOTTINGHAM

33-35-37 EAST 30th STREET

AN absolutely fireproof apartment house, situated on the north side of Thirtieth Street, one hundred feet east of Madison Avenue, in the very heart of the best residential quarter of the Metropolis. It is within half a block of the Madison avenue surface cars, two blocks from Twenty-eighth street Subway station, two blocks from Broadway, three blocks from Pennsylvania Railroad transfer station, half a mile from Grand Central Depot, four blocks from the Waldorf-Astoria and near many clubs.

Building has frontage of 65 feet by 85 feet, on plot 65 feet by 100 feet.

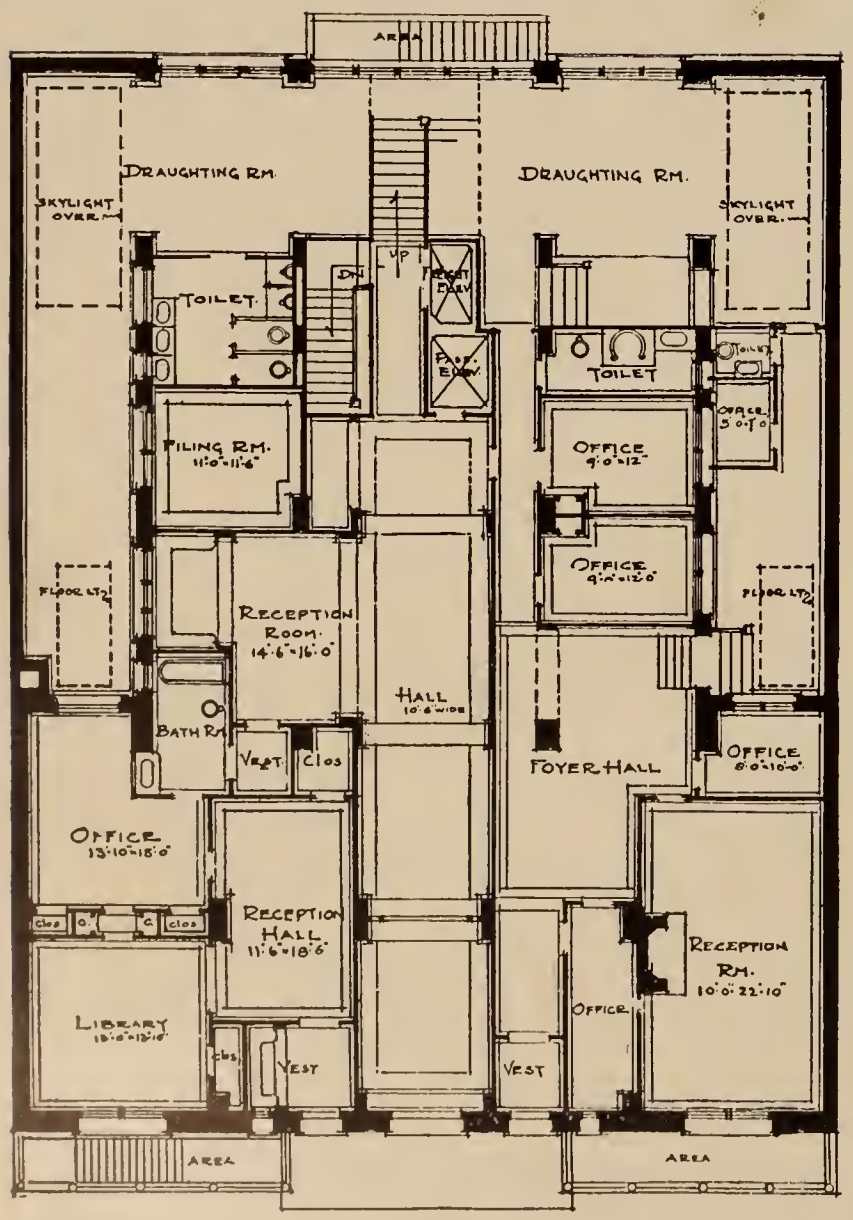


Built by
THE AMSTERDAM BUILDING CO
1906

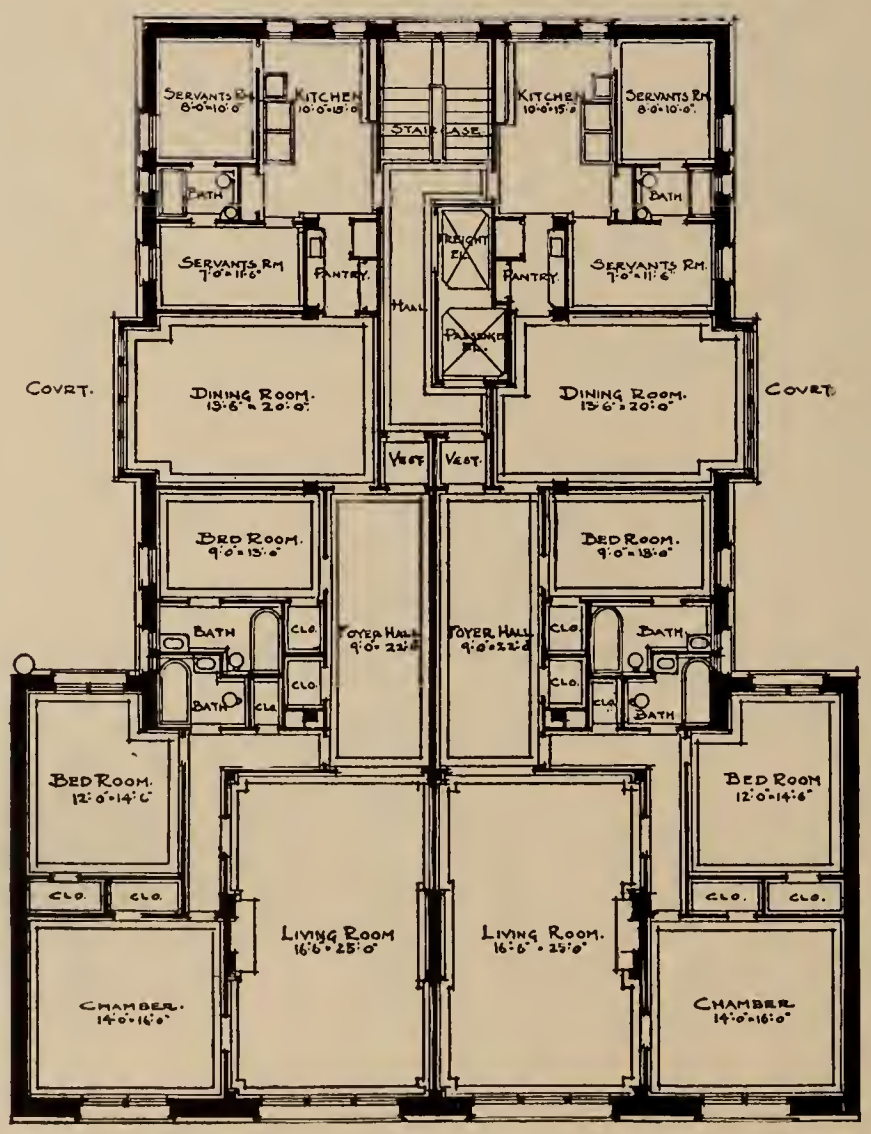
SNELLING & POTTER
Architects

There are two apartments on each floor, making the eight floors, exclusive of the first sixteen apartments, consist of nine rooms and three baths each. Each apartment has a foyer 9 by 22 feet, and the main living room, which is 16 feet 6 inches broad by 25 feet in length, has four large windows facing the street. The dining rooms are wainscoted to the ceiling in hardwood. The living rooms have open fireplaces and imported marble mantels, designed from Louis XVI prototypes. The floors in the principal rooms are parquet. The doors are of mahogany in all principal openings, of one panel. Door knobs are of glass and antique brass. Basement contains steam dryers and laundry.

Rents from $3,000 to $3,500.



PLAN ON FIRST FLOOR



PLAN OF UPPER FLOORS



Built by
THE FLURI CONSTRUCTION CO.
1907-8

NEVILLE & BAGGE
Architects

KNOWLTON COURT

BROADWAY, 158th TO 159th STREETS

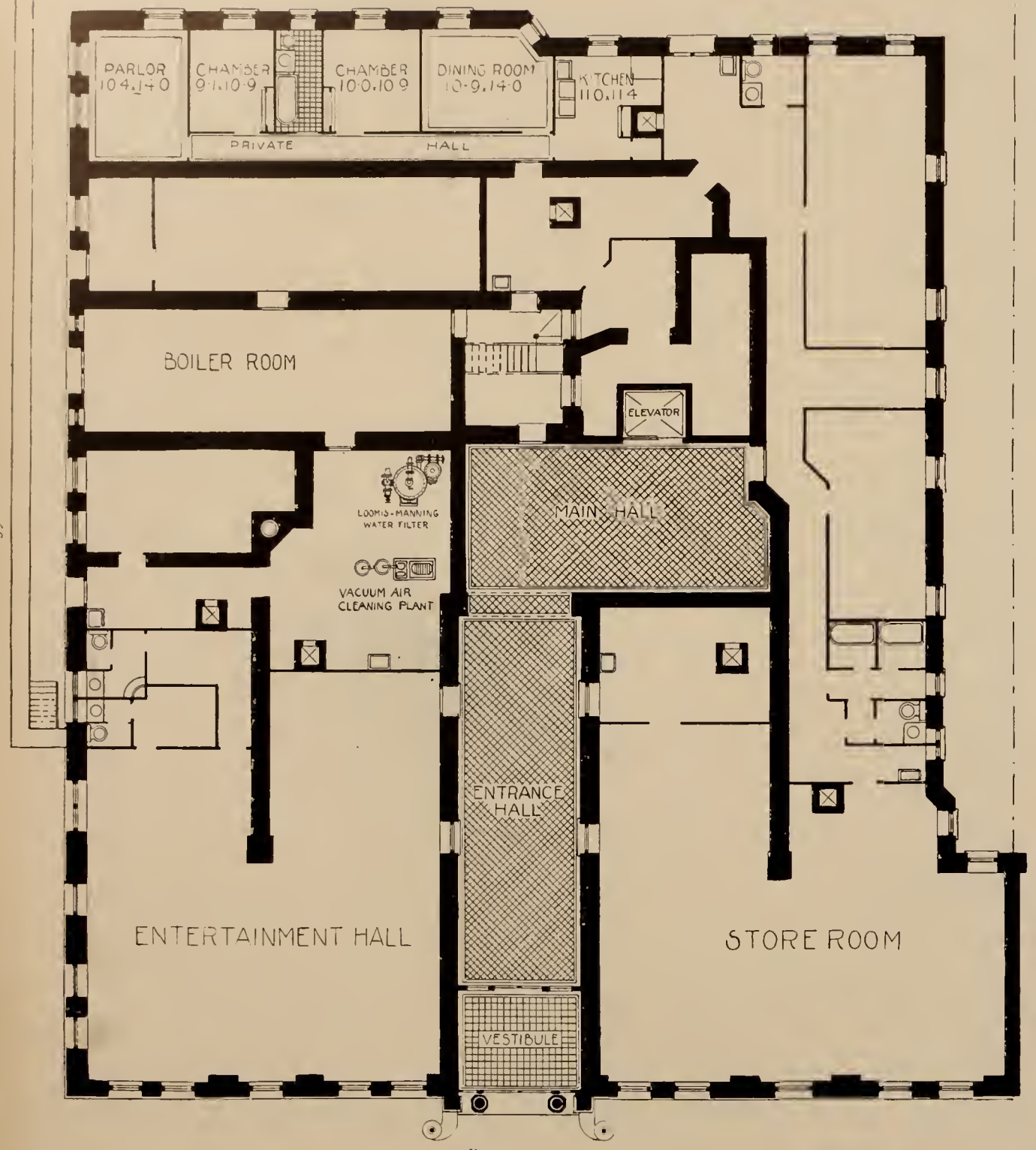
THESE apartments are favorably located on the crest of a hill, from which height an unsurpassed view is obtained of the Hudson River and Palisades to the north and west and a stretch of Broadway to the south as far as the eye can reach; Grant's Tomb in the distance. In the foreground lies Audubon Park and the Collis P. Huntington Museum. A few feet away is the 157th street station of the Subway, while to the east one block the Amsterdam, Third and Sixth avenue and Kingsbridge surface cars run on a one minute schedule.

EACH BUILDING has a frontage of 99 feet 11 inches on Broadway by 115 feet on the street. Each plot is 99 feet 11 inches by 125 feet.

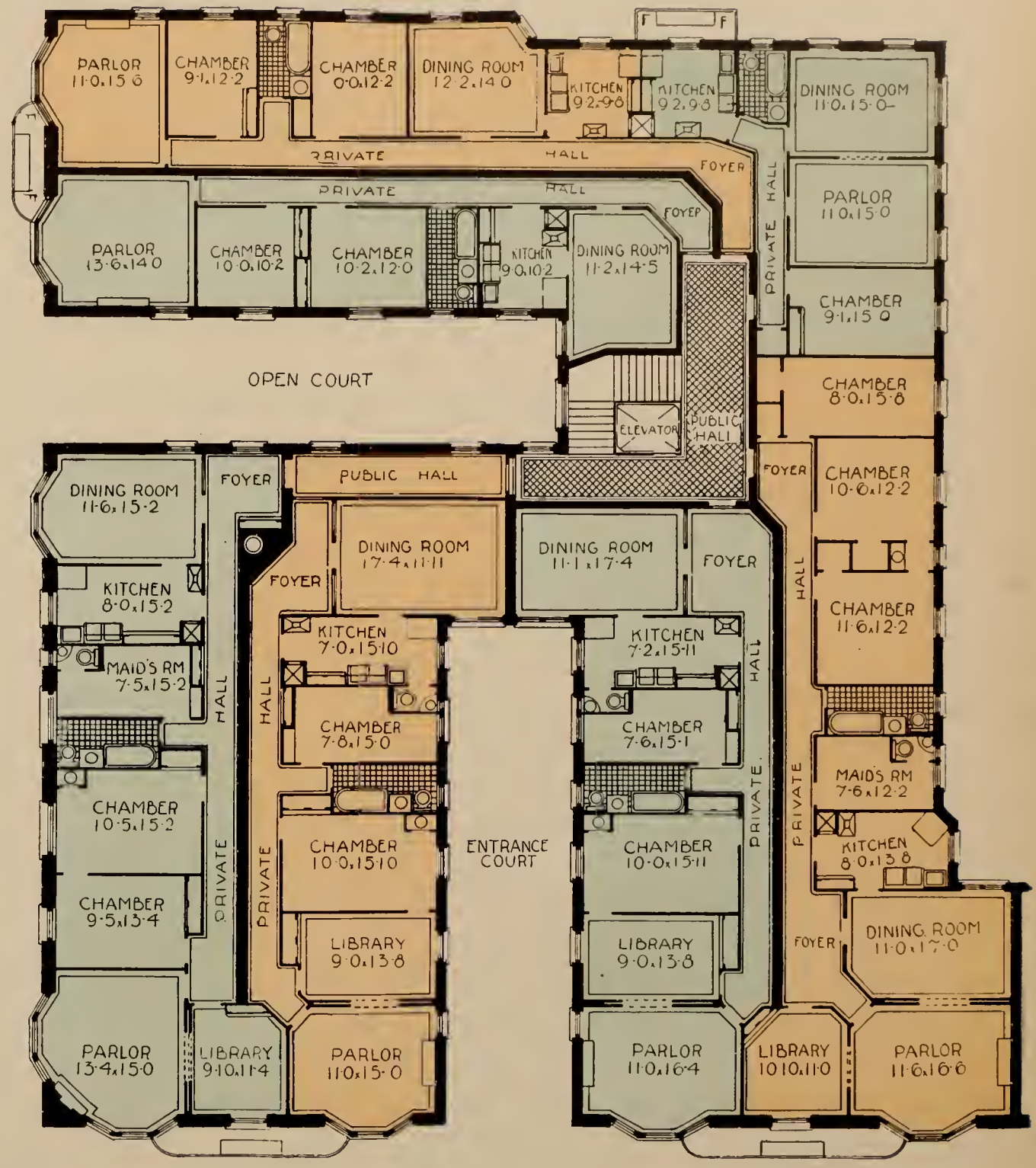
Reference to following floor plans will show that every apartment but one on each floor faces either Broadway or the street.

There are six apartments on a floor, in suites of five, six, seven and eight rooms and extra servants' toilet. Between main chambers is a porcelain wash basin. Parlors are finished in mahogany and in white and dining rooms in quartered oak, finished antique and Flemish. Parquet floors in parlors, dining rooms and libraries. The dining rooms are so constructed with French casement doors that by swinging them open, the large foyer can be made part of the dining rooms, thus making one large reception room. Amongst the many features of these apartments might be mentioned porcelain basins, tubs and sinks, tiled refrigerators, paneled back wainscoting and beamed ceilings in dining rooms, a wall safe in each apartment and long distance telephone and telegraph service, vacuum air cleaning plant, a water filter in each building, thus crystalizing all water, and a U. S. mail chute.

Rents from $480 to $1,200.

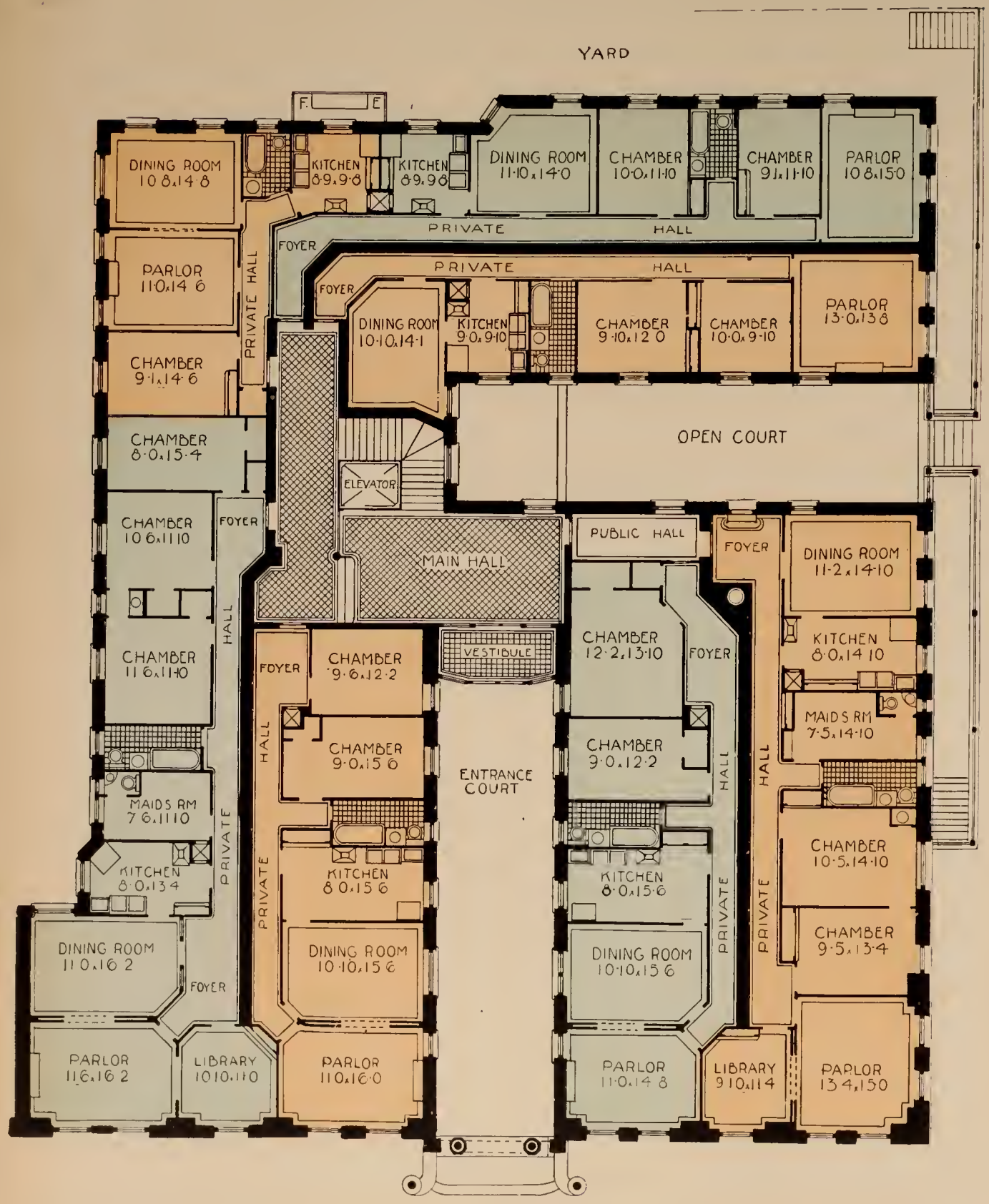


PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

KNOWLTON COURT—North



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

KNOWLTON COURT—South

ROBERT M. SILVERMAN

IDENTIFIED with the gigantic strides made in recent years in the attempts to beautify the "City Beautiful" by the combined efforts of both architect and builder, we mention one who has by reason of youth and signal ability, deservedly earned a place among his fellows as a progressive and popular builder. Mr. Robert M. Silverman is a native New Yorker, and was born September 19th, 1875, and at this writing has reached his thirty-second birthday. Born of sterling, rugged ancestry, his early ambition to fit himself for the stolid business of life was further advanced in that his parents granted him every opportunity that was within their far-seeing province. Through their instrumentality largely has he reached the flattering position in business life which he enjoys to-day. By the same indomitable energy, perseverance and adhesiveness to all undertakings that were characteristics of *pere* and *mere* Silverman, the son Robert is identified. At an early age he entered Grammar School No. 68 in this city, from whence he graduated to City College. His application to his studies and proficiency were of a notable order, and step by step he advanced, until he attained the highest honors possible in this institution of learning—fully intending to enter upon and follow the High School course as a necessary adjunct to fit him for higher studies. But luck destined otherwise, and at this important period of his life he grasped the opportunity that proved to be the "tide that leads on to fortune." Having completed the school course preparatory to entering business, he was, in a very short time, qualified to enter the field in his individual capacity as a contractor and builder, and in the year 1897 we find him equipped and engaged in erecting a building that has proven a lasting tribute to his enterprise and ability, for, notwithstanding his youthfulness—he was only twenty-two years of age at this time—he carried to completion that substantial and well-constructed apartment house, the De Leon, 50-52 West 112th street. Phenomenal as it may seem, this stroke of genius was but a forerunner of astonishing efforts to follow. Very shortly afterward, he constructed the Frontenac, 76 West 113th street; the Beatrice, 35-37 West 131st street; the Rosedale, 352 West 118th street; the Claire, 348 West 118th street; the Robert, 14-16 West 107th street; the Millard, 18-20 West 107th street; Manhattan Court, southeast corner of 101st street and Manhattan avenue; the Richfield, 4 Manhattan avenue; the Sharon, 2 Manhattan avenue, and the Mont Clemens, at 8 Manhattan avenue; New University Court, northwest corner 117th street and Morningside avenue West, a house containing nine families on a floor, 54 families to the building, one of the largest of its six-story types in New York; the Judson, southeast corner 108th street and Manhattan avenue; The Junior, northeast corner 107th street and Manhattan avenue; the Emperor, 154 Manhattan avenue; the Princely, 158 Manhattan avenue; the Earlington, 162 Manhattan avenue; 225-227-229 West 69th street, bachelor apartment house, and at this writing he has in preparation several high-class structures that will further add to his renown as a capable builder and one possessed of attributes and characteristics that must make for his future success in no unmistaken tones.



ROBERT M. SILVERMAN

Mr. Silverman as a man among men occupies a position of no uncertain tenor. His character and nature have eminently fitted him to command confidence and attract to his *clientele* men of large undertakings and capital. His value in his chosen field of industry has manifested itself so materially in the many and stupendous undertakings he has so signally completed, that worth and merit alone have surrounded him with friends and patrons that have helped him attain the eminence he possesses in New York's business world. Blunt and outspoken, but decidedly to the point, in all his discussions on matters of business, he is, withal, of a kindly and charitable disposition, and one in whose veins flows an inexhaustible supply of the corpuscles of human kindness. He is a typical "good fellow," and one finds him always in a humorous mood and as ready to receive a jest as to impart one. He nevertheless will tolerate no shirking or indifference upon the part of his employes or sub-contractors. His insistance upon a fair day's work for a fair day's pay, and a strict adherence to the spirit and intent of any and all contracts made by him with various colaborers in his field of energy, have become as characteristic as is his daily life of energy and hard work.

Young as he was at the beginning of his career as a builder and contractor, whose field was the upbuilding and rearing of structures for dwelling purposes, his intuition as to the possiblities of upper New York as a field for the exploitation of the grand and beautiful in architectural channels, was no idle dream. To-day his fondest ideals have attained reality, and as one gazes upon the vast aggregation of beautiful buildings that rear their handsome and substantial lines along the beautiful Riverside Drive and contiguous thoroughfares, the credit for this "Garden Spot of the Metropolis" is in no small measure due to the intelligence, thrift and public spirit of such men as Robert M. Silverman, and his colaborers, without whose practical and valuable skill this pleasing condition never could have been attained.



UNIVERSITY COURT

NORTHWEST CORNER MORNINGSIDE DRIVE AND 117th STREET

ENJOYS an unrivaled view over Morningside Park as far as the eye can reach, Long Island Sound in the distance. Two blocks from the Sixth and Ninth avenue elevated and Subway stations. Within two or three blocks of the Eighth. Lenox, Columbus, Ninth avenue and Broadway surface cars and one of the Amsterdam avenue surface line.

BUILDING covers plot 100 feet 11 inches on Morningside Drive by 120 feet on 117th street.

APARTMENTS are laid out in suites of four, five, six and seven rooms and all trim is of the finest selected hardwood, and floors are of hardwood, double noiseproof.

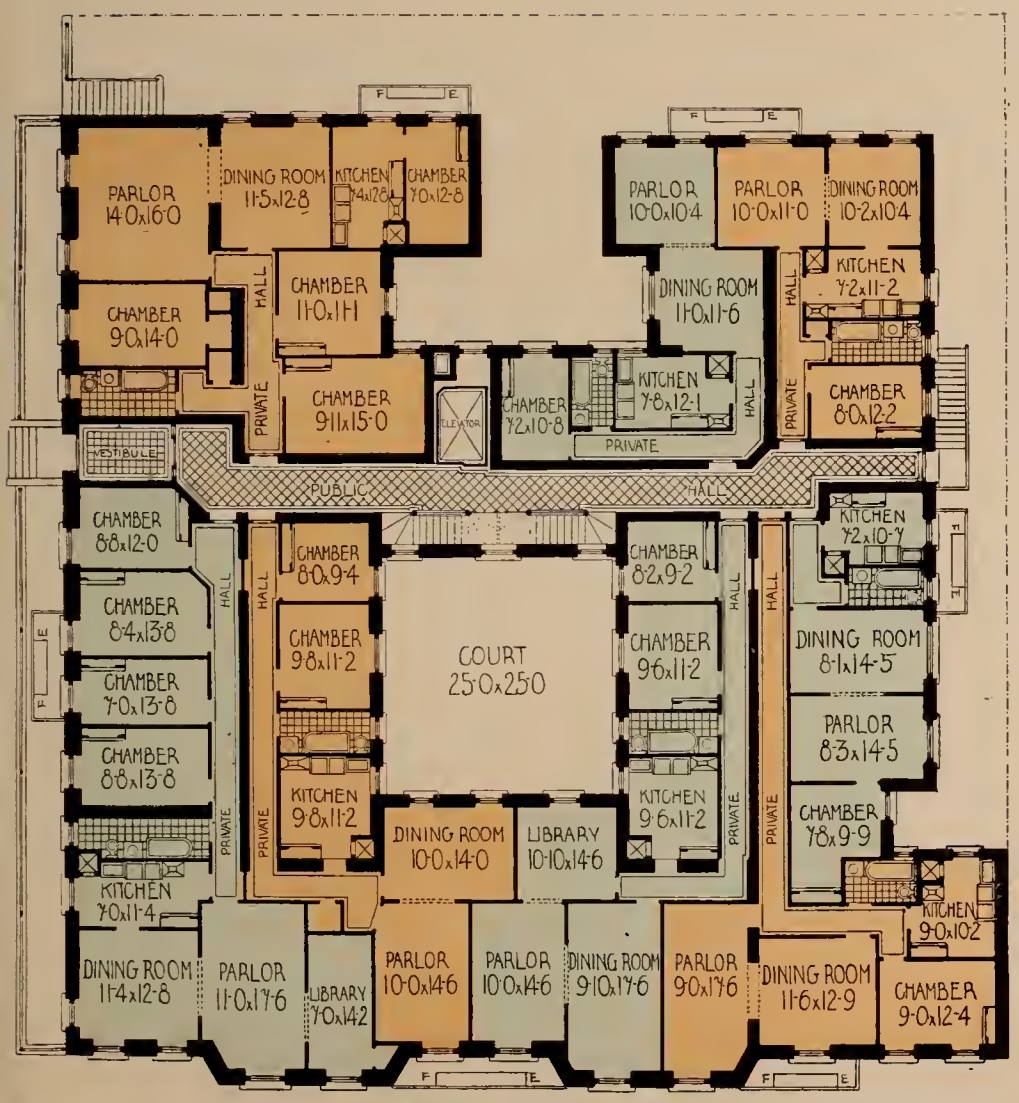
University Court is equipped with all the most modern comforts and conveniences used in all the highest grade apartment houses.

Special features—U. S. mail chute, long distance telephone in each apartment, combination wall safes, duplicate steam heating plant, noiseless electric elevator, etc.

Rents from $960 to $1,200.

Built by
ROBERT M. SILVERMAN
REALTY AND CONSTRUCTION CO.
1906

GEO. F. PELHAM
Architect



MORNINGSIDE DRIVE
PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

MANHATTAN COURT

SOUTHEAST CORNER MANHATTAN AVENUE AND
ONE HUNDRED AND FIRST STREET



Built by
R. M. SILVERMAN
1905

GEO. F. PELHAM
Architect

LOCATED one block from Central Park, which has an entrance on 100th street, opposite the tennis courts. It is four blocks from the Sixth and Ninth avenue elevated station and the Subway station at Broadway and 103d street. The Eighth, Lenox, Columbus and Ninth avenue cars are one block on either side, the Amsterdam avenue line two blocks and the Broadway line three blocks distant.

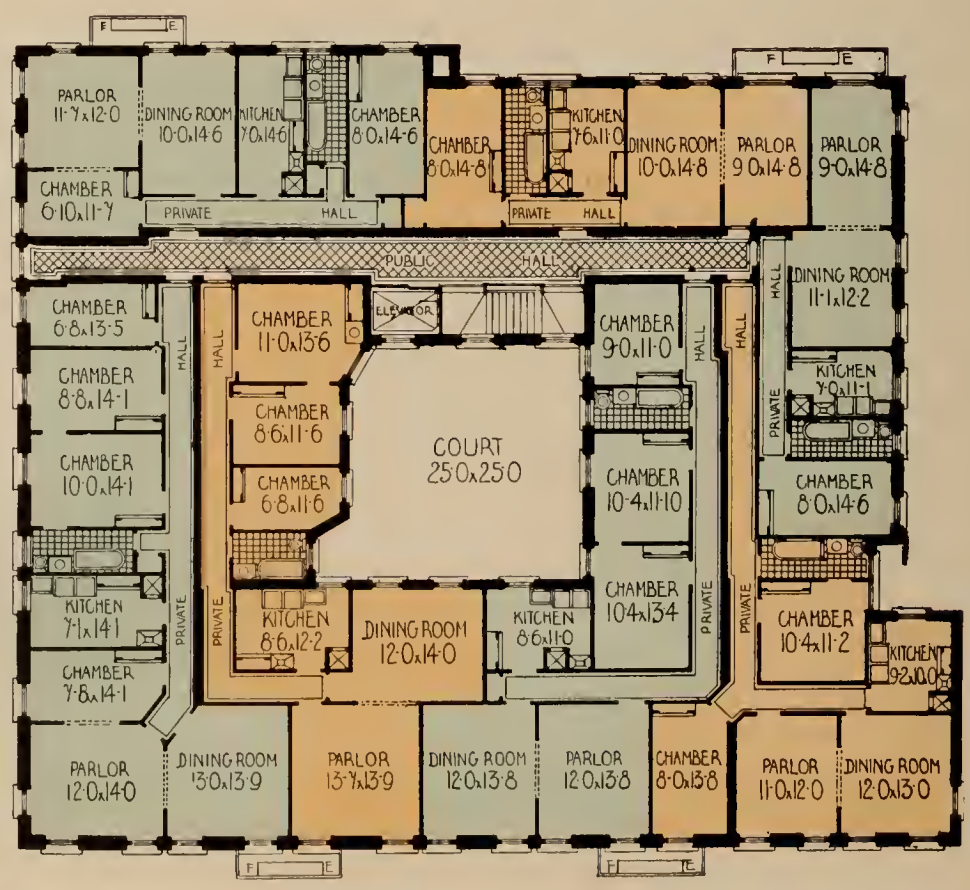
THE BUILDING has a frontage of 100 feet by 100 feet. The entrance is through an artistically designed rotunda, centered with a bronze figure and fountain.

APARTMENTS are arranged in suites of four, five, six and seven rooms. There is a physician's or dentist's apartment on the first floor, having two entrances. The trim is of selected hardwood. Dining rooms are in Flemish oak with high panel wainscoting and Dutch stein shelf. Apartments are equipped with all the comforts and conveniences of the highest grade apartment buildings, nothing but the latest and best materials being used. A U. S. mail chute, long distance telephone in each apartment and wall safes are installed. The electric elevator is noiseless and of the best construction.

Rents from $480 to $1,000.



MANHATTAN AVENUE
PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

THE HANCOCK

N. W. CORNER ST. NICHOLAS AVENUE AND ONE HUNDRED AND TWENTY-FOURTH STREET

THESE apartments face Hancock Square, and afford an outlook extending down St. Nicholas Avenue to Central Park. They are one block from the Eighth avenue and 125th street "L" station, and three blocks from the Lenox avenue Subway station. Several lines of surface cars pass the corner.

THE BUILDING is six stories in height; Colonial in design; front of Indiana limestone, terra cotta and red brick. Dimensions: lot, 100 feet, 11 inches by 118 feet; building, 100 feet, 11 inches by 108 feet, with interior court 25 feet by 29 feet.

APARTMENTS—The first floor contains one apartment of five rooms, two of six rooms, and one of seven rooms, and six stores. Each of the upper floors have four apartments of seven rooms, and two of six rooms. Parlors are finished in selected birch, and dining rooms in quartered oak, antique finish. All floors are polished. Apartments have all the latest improvements, such as tile lined refrigerators, telephone, uniformed hall and elevator service, etc.

Rents from $700 to $1,000.



Built by
A. C. & H. M. HALL
1904-5

NEVILLE & BAGGE
Architects



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

ALGONAC COURT

175 AUDUBON AVENUE

IN the neighborhood of Riverside Drive and the Speedway and overlooking Hudson River Valley. High Bridge and Washington Bridge in the distance. A short distance from the Subway express station and one block from the Third, Amsterdam avenue, 145th street crosstown and Broadway surface lines.

THE BUILDING is six stories in height, of a light face brick. Size, 100 feet by 100 feet.

There are seven apartments on a floor, consisting of four, five and six rooms and bath. The entrance is a large stoop with six massive pillars deeply carved, upholding a massive portico.



The entrance and reception halls, artistically finished in onyx and Sienna marble, form one of the many features. The parlors are in mahogany, dining rooms in oak, halls and chambers in hazel. Each apartment is equipped with combination gas and electric light fixtures and long distance telephone. Uniformed hall and elevator service. The sinks, tubs and basins are porcelain.

Rents from $480 to $780.

Built by
FRANK T. KEE, 1906

HENRI FOUCHAUX
Architect



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

THE KEYSTONE

NORTHEAST CORNER OF BROADWAY AND ONE HUNDRED AND FORTY-FIFTH STREET

THE high altitude of Broadway at this point with the precipitous grade down to the river, renders any future obstruction of the view from the apartments in this building impossible.

It is in close proximity to one of the prettiest and latest additions to Riverside Drive and Park, where all the environments of the country are located.

THE KEYSTONE is directly at the 145th street Subway express station and 145th street crosstown surface cars; also within one block of the Third, Amsterdam and Sixth avenue surface cars.

Size :—99 feet 11 inches on Broadway by 125 feet on 145th street.

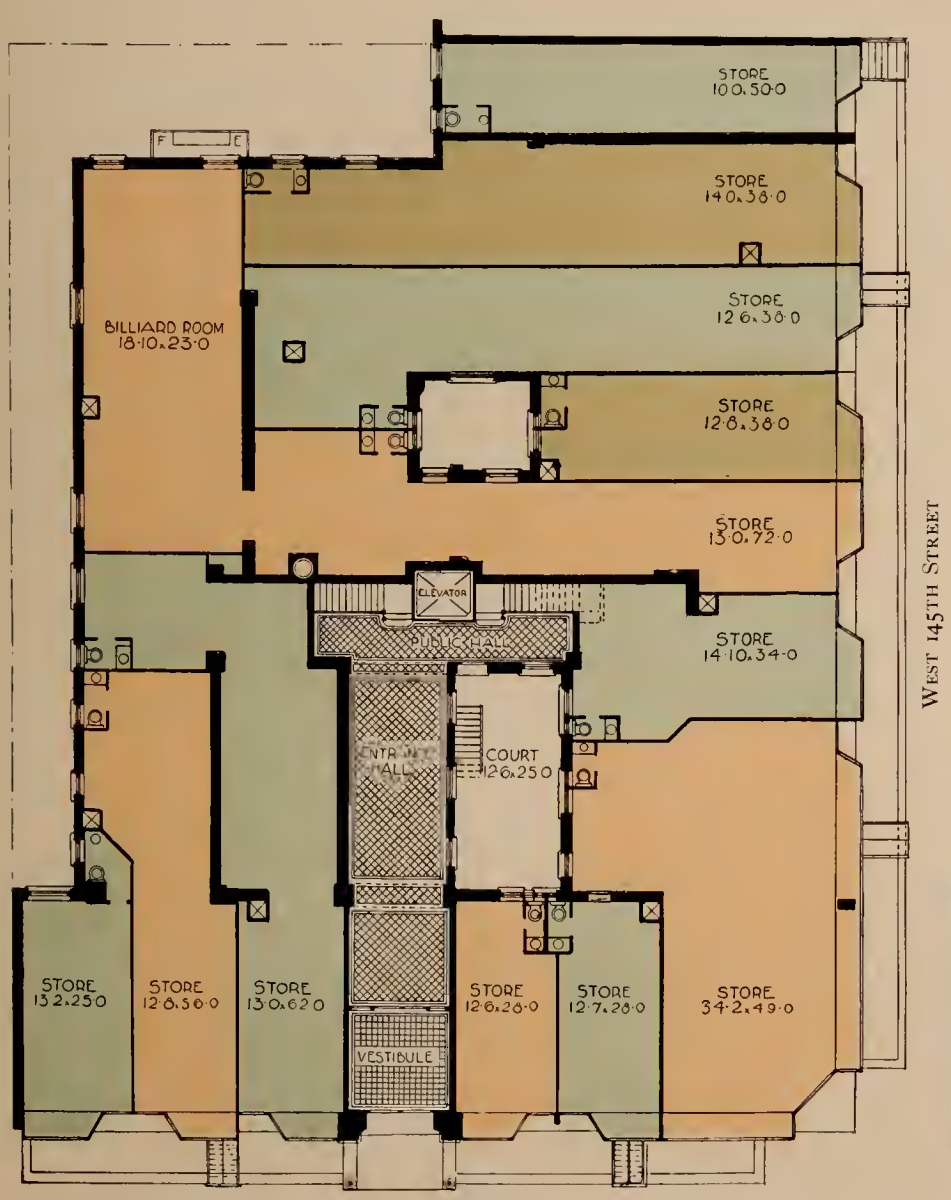


Built by
JOHN W. KIGHT
1907

NEVILLE & BAGGE
Architects

The suites consist of four, five, six and seven rooms. The parlors and libraries of the seven-room apartments can be thrown together, making a twenty-foot room. Parlors and libraries are in mahoganized birch; chambers in select hazel; kitchens and servants' rooms in oak; dining rooms are in quartered white oak; walls paneled over six feet high with old English oak panels, capped with Dutch shelf. A few of the conveniences are: wall safes, garbage closets, gas and electric light fixtures, porcelain basins, tubs and sinks, showers, glass and porcelain lined refrigerators, and storage rooms, laundry and steam dryer in basement.

Rents from $540 to $1,200 per annum.



BROADWAY

PLAN OF FIRST FLOOR



BROADWAY

PLAN OF UPPER FLOORS

THE MECKLENBURG

SOUTHWEST CORNER OF BROADWAY AND ONE HUNDRED AND FORTY-SIXTH STREET

A GLANCE at the accompanying illustration will show its proximity to Riverside Drive, Park and Hudson River. There being a steep incline at this point from Broadway to the Drive, gives the Mecklenburg the advantage of an outlook over River and Palisades exceedingly gratifying to those who appreciate the beautiful in nature. These apartments are directly at the 145th street station of the Subway and Crosstown lines. The Third, Amsterdam and Sixth avenue cars are one block east. These transit facilities cannot be surpassed.

The building is six stories in height and covers one plot 100 feet by 100 feet.



Built by
JOHN W. KIGHT
1906

NEVILLE & BAGGE
Architects

There are four apartments on a floor, arranged in suites of six, seven and eight rooms and extra servant's toilet. The parlors and libraries can be thrown together in the eight room suites, making a twenty-five foot room. Parlors and libraries are in mahoganized birch, chambers in select hazel, kitchen and servants' rooms in oak, dining rooms are in quartered white oak with walls paneled over six feet with old English oak panels, capped with Dutch shelf.

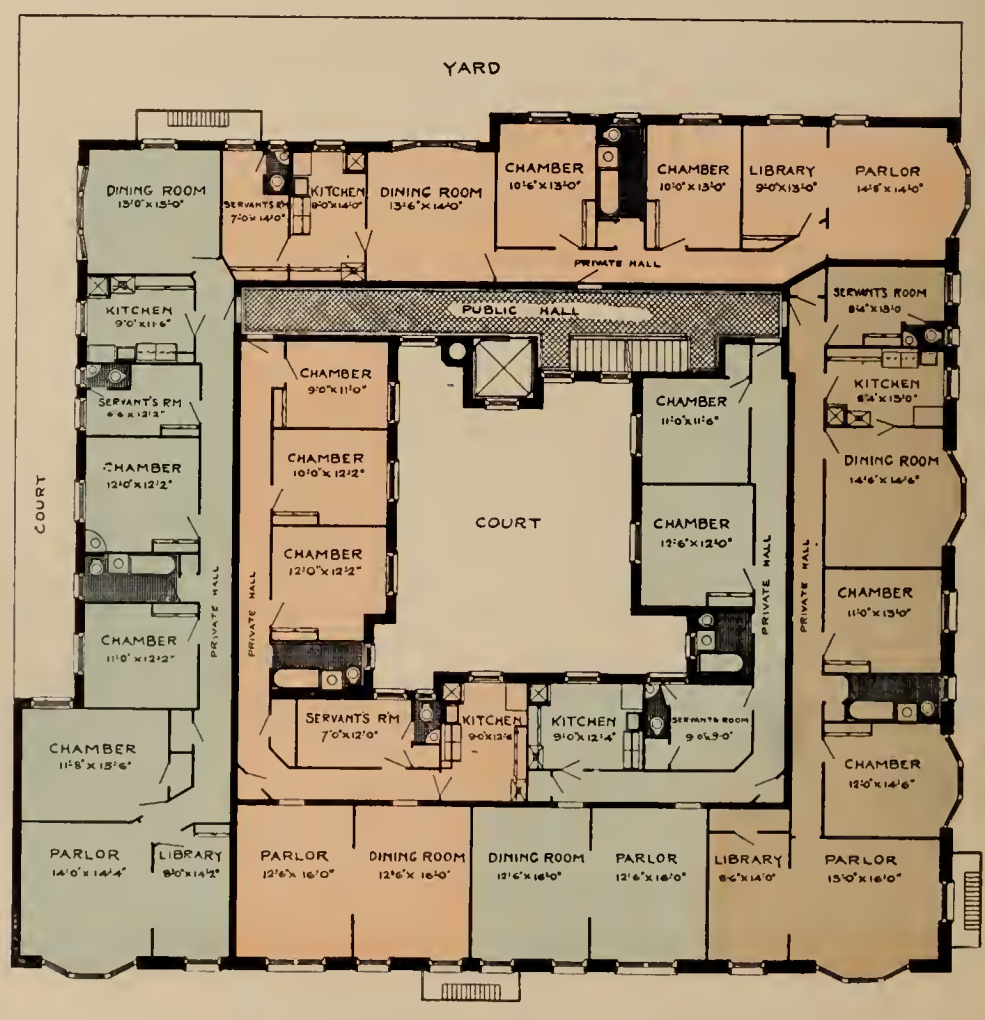
Among the many conveniences might be mentioned porcelain basins, tubs, sinks and refrigerators, long distance telephone in each apartment, shower baths, uniformed hall and elevator service, and laundry and steam dryer in basement.

Rents from $540 to $1,200.



PLAN OF FIRST FLOOR

WEST 146TH STREET



PLAN OF UPPER FLOORS

FORT TRYON APARTMENTS

NORTHEAST CORNER ST. NICHOLAS AVENUE AND
ONE HUNDRED AND EIGHTIETH STREET

LOCATED one short block from the 181st street Subway express station and the Broadway, Amsterdam and Aqueduct surface cars.

BUILDING has a frontage of 90 feet by 100 feet on plot 100 feet by 100 feet.

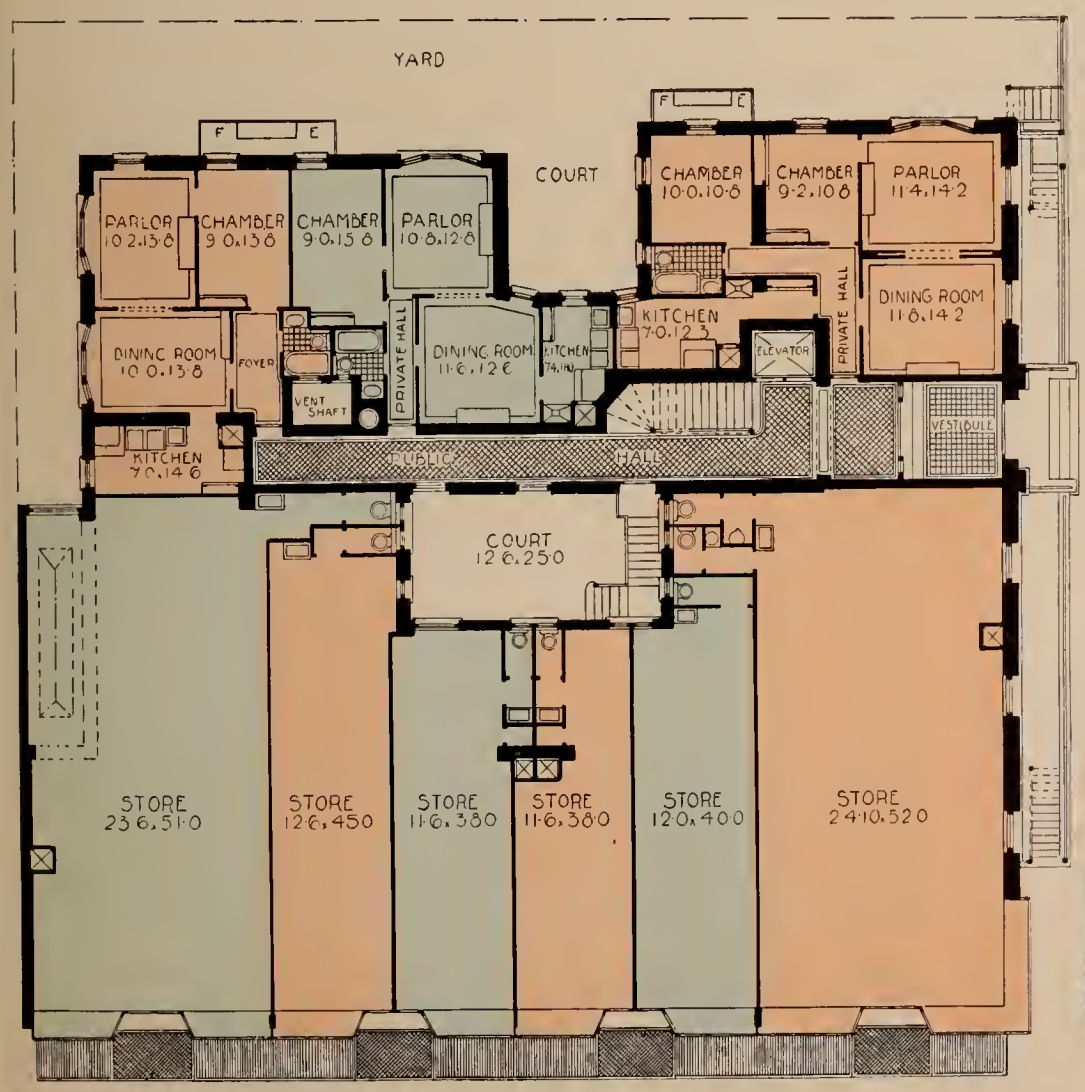


There are seven apartments on a floor of four, five, six and seven rooms. They have every convenience high class apartments of this character demand, such as telephone, electric light, elevator, mail chute, shower bath, etc.

Rents from $396 to $840.

Built by
MOERSH & WILLIE
1907

JOHN E. SCHARSMITH
Architect



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

THE SULGRAVE



Built by
GEO L. WALKER CO.
1905-6

GEO. F. PELHAM
Architect

LOCATED on the northeast corner of Broadway and 139th Street, within two blocks of the 137th street express station of the Subway and one block from the Amsterdam avenue, Third avenue and 125th street surface cars. It overlooks the Hudson River from below Grant's Tomb to above Fort Washington Park.

THE BUILDING has a frontage of 100 feet on Broadway by 90 feet on West 139th street. Plot, 100 feet by 100 feet. There are six apartments on a floor in suites of five, six and seven rooms and bath, with separate servants' toilet. Every apartment but one faces the street or avenue. Each apartment has a latest patent gas range, enamel lined refrigerator, telephone, wall safes, garbage closets, U. S. mail chute, etc.

Rents from $540 to $840.

THE SULGRAVE



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS



A. GUTHNAN & CO.
Builders, 1906

NEVILLE & BAGGE
Architects

ALEXANDER HAMILTON APARTMENTS

NORTHEAST CORNER BROADWAY AND 161st STREET

ACCESSIBILITY: Subway express station at Broadway and 157th street; Third, Sixth and Amsterdam avenue surface cars within one block.

BUILDING'S front is of limestone, terra cotta and buff brick.

Size of building, 90 feet by 100 feet; on plot 100 feet by 100 feet.

APARTMENTS are in suites of six, seven and eight rooms and two baths. Parlors and libraries are finished in mahogany; dining rooms in antique quartered oak with high paneled wainscoting; chambers in maple finished white. Quartered oak parquet flooring in parlors, libraries and dining rooms. All other floors finished with clear, selected maple, highly polished. All modern improvements—electric elevator, etc.

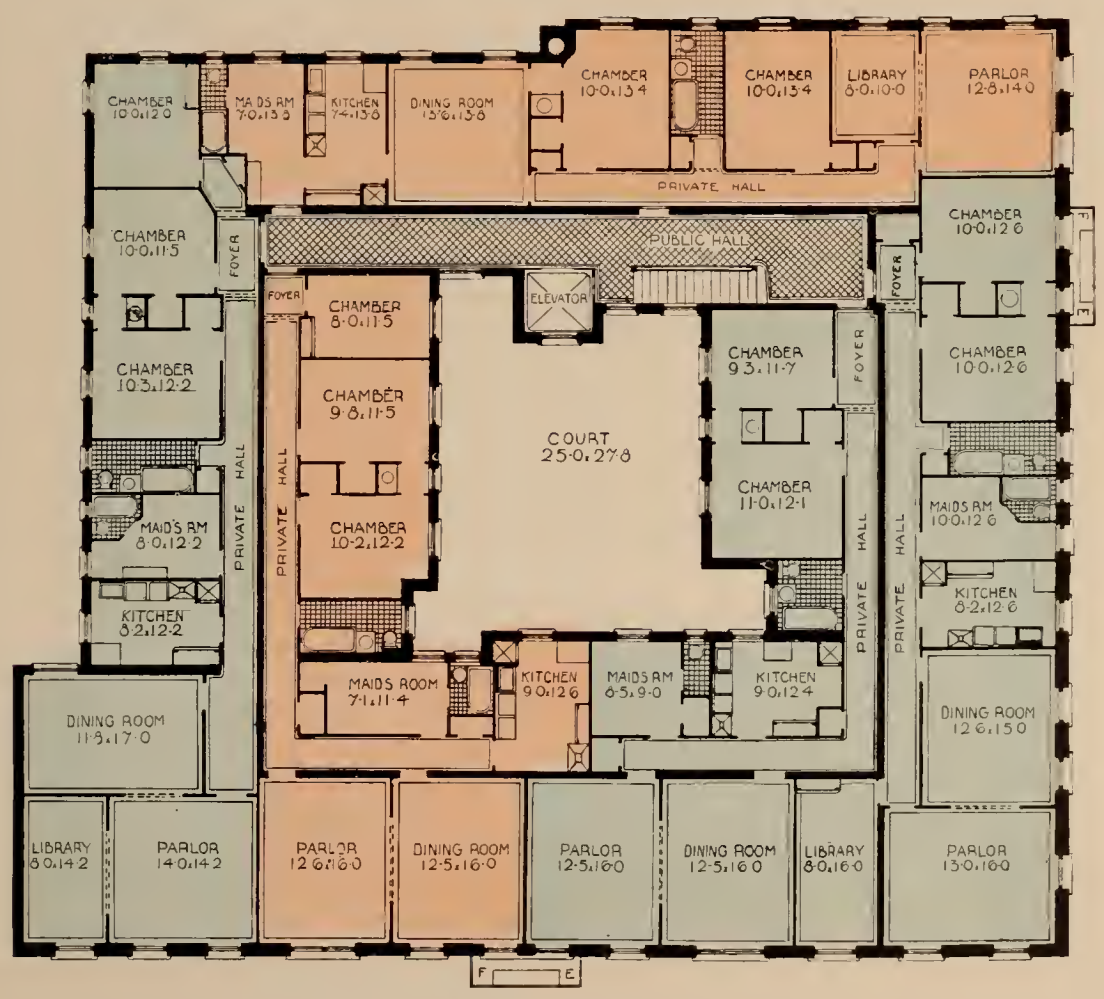
Rents from $70 to $80 per month.



VIEW LOOKING NORTH



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

ALEXANDER HAMILTON APARTMENTS

THE MANSFIELD

NORTHEAST CORNER
BROADWAY AND 149th STREET



Built by
E. DOCTOR

JOHN HAUSER
Architect

1907

IN pleasing harmony with its excellent construction, which distinguishes the MANSFIELD, are the splendid lines of its architecture. Everywhere one sees delicately carved groups of limestone and terra cotta in well keeping with its body color, a slightly darker brick. The outlook from its windows cannot be duplicated. To the north and west winds Riverside Drive and the Hudson River; the towering Palisades in the background. To the south, on a clear day, you can plainly see Staten Island across the glittering waters of New York Bay. Within a short distance from the 145th street Subway express station, and one block from the Amsterdam, Third and Sixth avenue and 145th street crosstown surface lines.

APARTMENTS are ingeniously arranged in suites of five, six and seven rooms, bath and servants' toilet. The trim is of finest hardwoods. Parlors and libraries are in mahogany, chambers in hazel. Parquet floors in parlors, dining rooms and libraries. Every modern convenience has been introduced in these apartments. The electric and gas fixtures are specially designed. The elevator is noiseless. Kitchens contain garbage closets. Long distance telephone in each apartment. Laundry and storage rooms in basement. Bath rooms are tiled, have flushometer water closets, porcelain tubs and wash basins and showers.

Size of building, 90 feet by 100 feet. Plot 100 feet by 100 feet.

Rents from $600 to $1,044.



PLAN OF UPPER FLOORS

THE MANSFIELD



View Looking West



PLAN OF FIRST FLOOR



THE BEACONSFIELD APARTMENTS

SOUTHEAST CORNER RIVERSIDE DRIVE AND 136th STREET

SITUATED on Riverside Drive, overlooking the Hudson at one of its most picturesque points. One block from the Subway express station at Broadway and 137th street and two blocks from the Third and Amsterdam avenue surface cars.

THE BUILDING has a frontage of red brick and terra cotta. Size 102 feet on Riverside Drive, 109 feet 4¼ inches on 136th street; 92 feet 5 inches by 132 feet 2⅛ inches.

APARTMENTS are in suites of four, five, six and seven rooms and extra servants' toilet ; eight rooms, two baths ; ten rooms, two baths and extra servants' toilet. Parlors and libraries are finished in mahogany, dining rooms with catheral quartered oak waitscoting, chambers in hazel. Quartered oak parquet floors in parlors, libraries, dining rooms and foyers. Kitchens and baths have every modern arrangement.

Rents from $600 to $1,500.

LOWELL REALTY CO.
Builders, 1906

SCHWARTZ & GROSS
Architects



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

COLONIAL COURT

SOUTHWEST CORNER BROADWAY AND
142nd STREET

SITUATED half a block from Riverside Drive and commanding an unobstructed outlook of the river and Palisades.

Within three blocks of the Subway station and one block of the Third, Sixth and Amsterdam avenue surface cars.

APARTMENTS are well laid out in suites of five, six, seven and ten rooms and bath, the seven-room apartments having extra servants' toilets. Parlors and libraries are finished in mahogany, dining rooms in antique oak with high wainscoting ; all other rooms in hazel. Some of the modern appointments are, garbage closets, parquet floors, water filtering plant, giving crystal water to all apartments, messenger call boxes, telephone, mail chutes, wall safes, etc.

Dimensions of building, 90 feet by 100 feet, on plot 100 feet by 100 feet.

Rents from $600 to $1,100.

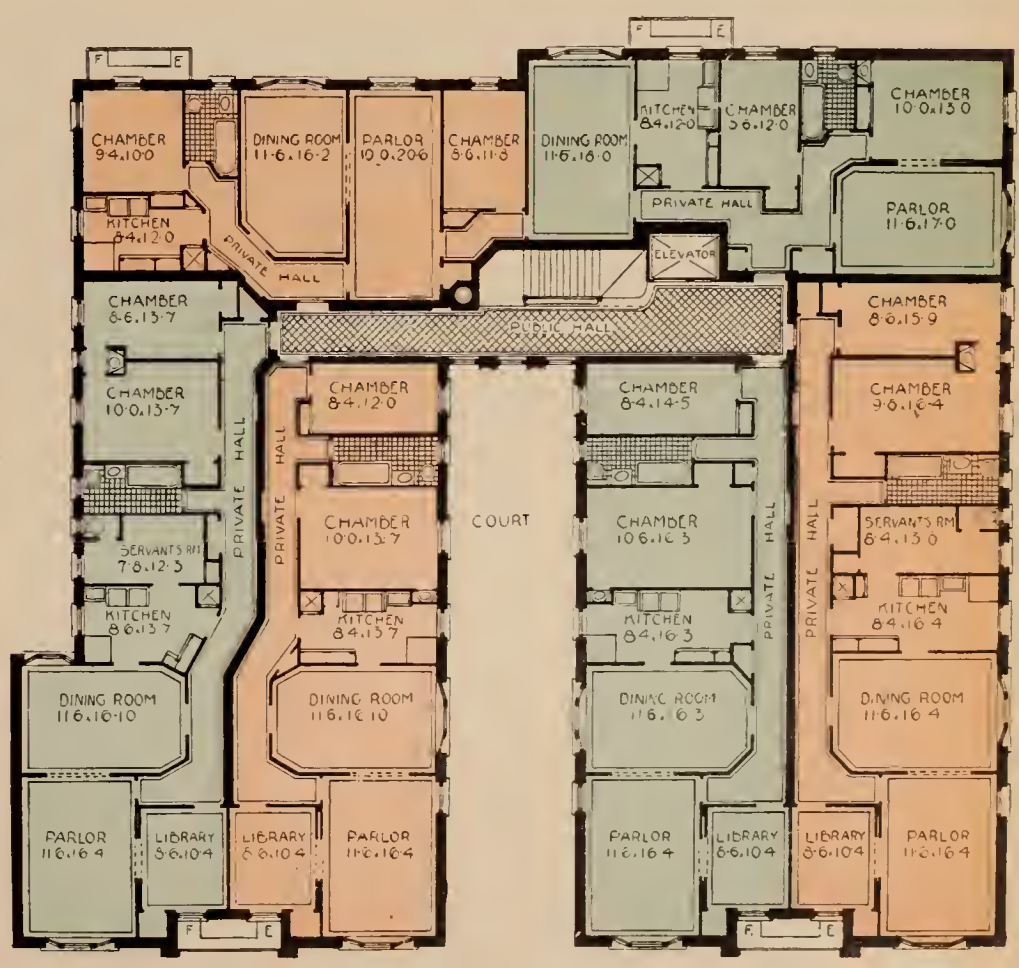


ELIAS GUSSAROFF
Builder, 1907

MOORE & LANDSIEDEL
Architects



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

THE MAGNET

BROADWAY
140th TO 141st STREETS

THE high altitude of Broadway at this particular site insures for all time an unobstructed view of the Hudson River, Riverside Drive and the surrounding country. Three blocks from the Subway station at 137th street, and one block from the Amsterdam, Third and Sixth avenue surface lines.

THE BUILDING is six stories in height; 200 feet by 81 feet, on plot 200 feet by 90 feet.

THE APARTMENTS are in suites of six and seven rooms and extra maid's toilet. The parlors and libraries of the seven-room apartments can be thrown together, making one large reception room. The parlors and libraries are in some cases in mahogany, and in other instances in white enamel; bed rooms in hazel, kitchens and servants' rooms in oak. The dining rooms are in quartered white oak, with old English panels over six feet high, having Dutch shelf capping and ornamental columns.

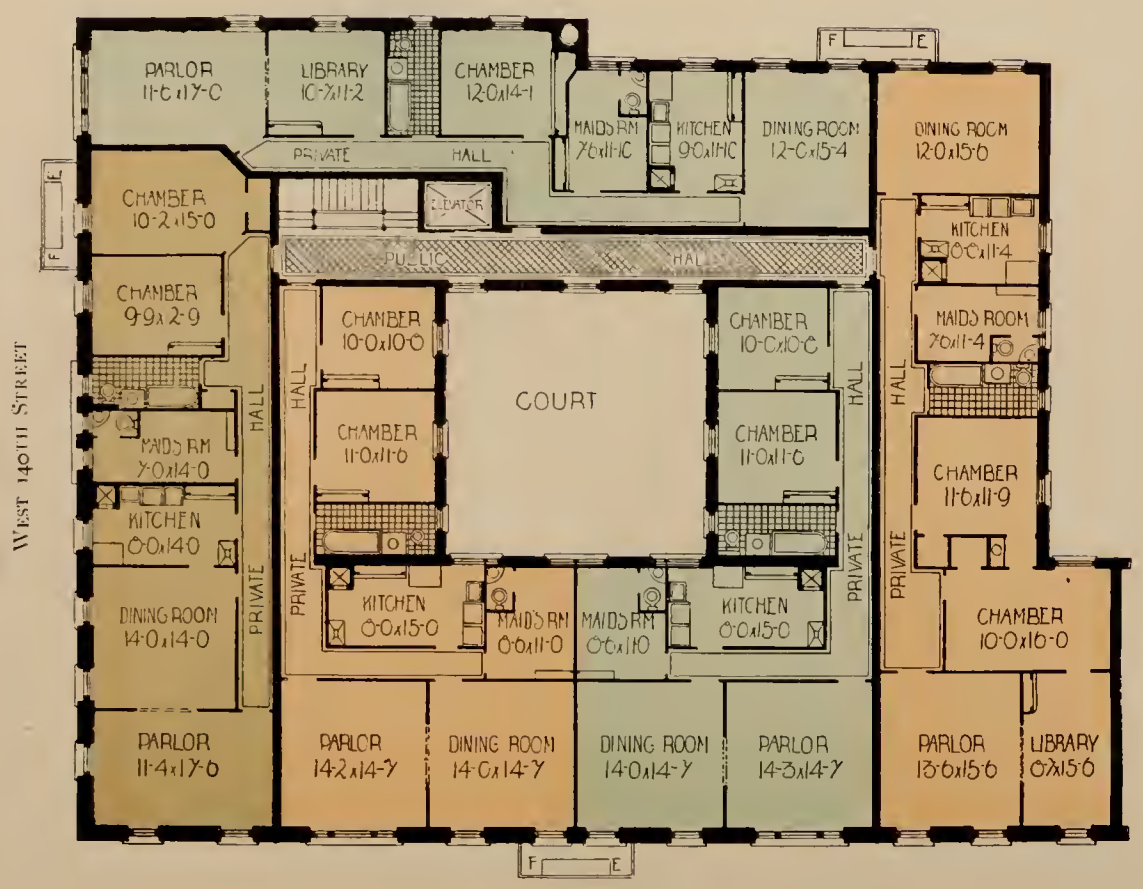
The finish and conveniences in these apartments are of a high-toned character. A glass-lined refrigerator, porcelain tubs, sinks and basins, shower baths, garbage closets, long distance telephone in each apartment, and a noiseless electric elevator, are a few of its many features.

Rents from $750 to $1,200.



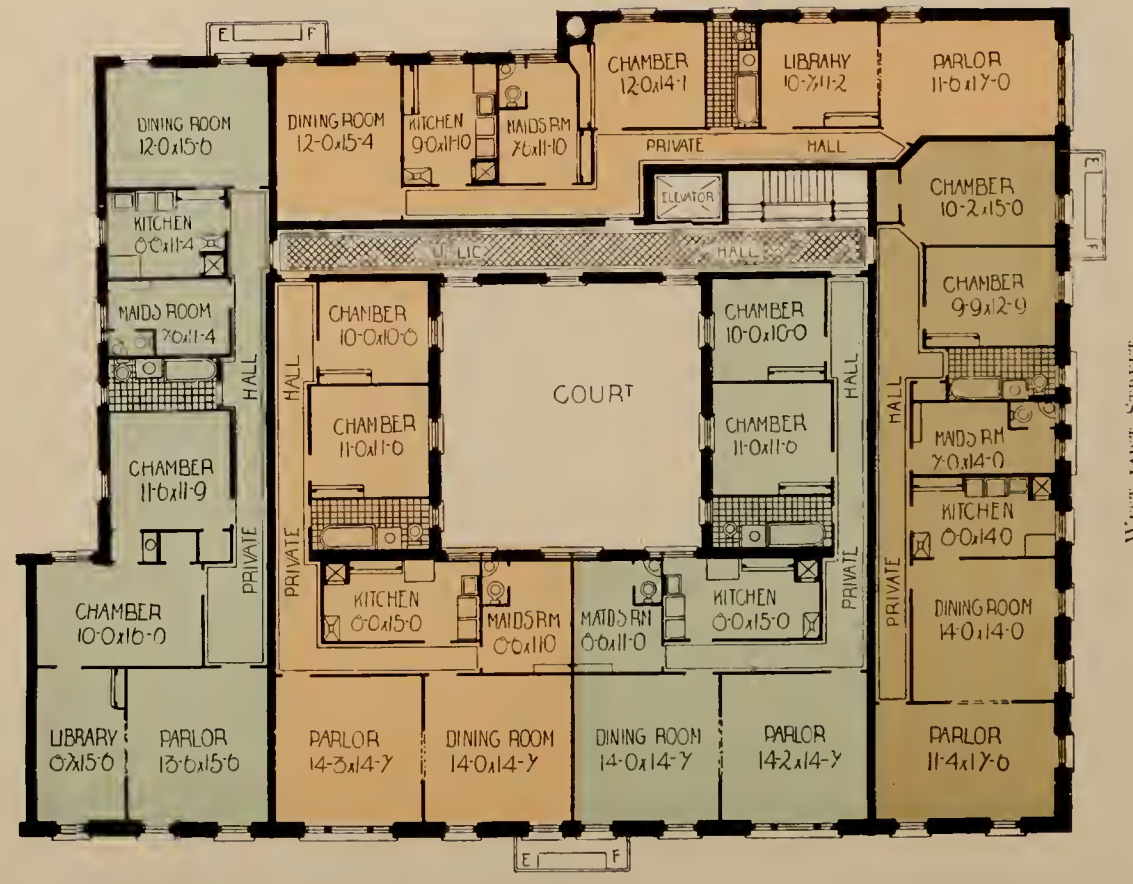
Built by
GROSS & HERBENER
1907-8

NEVILLE & BAGGE
Architects



BROADWAY

TYPICAL UPPER FLOOR PLAN OF 140TH STREET CORNER



BROADWAY

TYPICAL UPPER FLOOR PLAN OF 141ST STREET CORNER

APARTMENT HOUSES OF THE METROPOLIS



Built by
GEORGE A. FISHER CO.
in 1907

GEO. F. PELHAM
Architect

RAFFORD HALL

NORTHWEST CORNER
BROADWAY AND 144th STREET

LOCATED within a hundred feet of the 145th street Subway station, one block from the Third, Sixth and Amsterdam avenue surface cars. Excellent view from rear windows of Hudson River and Palisades. One block from Riverside Drive.



PLAN OF UPPER FLOORS

BUILDING is of brick and limestone, with attractive vestibule and reception hall finished in Italian marble and Mexican onyx.

Size, 90 feet by 100 feet. Plot 100 feet by 100 feet.



PLAN OF FIRST FLOOR

APARTMENTS—Five, six and seven rooms, servants' room and toilet. The rooms are finished in polished hardwoods and contain all improvements. Parquet floors. Elevator service, long distance telephone in each apartment, mail chute, storage rooms in cellar.

Rents from $600 to $1,100.



Built by the
WEST SIDE CONSTRUCTION CO.
1904

GEORGE F. PELHAM
Architect

WEST END HALL

840-848 WEST END AVENUE
CORNER 101st STREET

CONVENIENT to all West Side surface lines, including the Subway and elevated lines, and within one block of Riverside Drive.

THE BUILDING is six stories in height, on plot 100 feet by 100 feet.

APARTMENTS are designed four on a floor. Each floor contains one seven-room apartment with two baths, two eight-rooms with two baths and one of nine rooms and two baths, twenty-four in all.

The trim in parlors is of selected birch with mahogany finish, dining rooms with quartered oak wainscoting five feet six inches high, bath rooms are in white enamel; all other rooms in oak, all cabinet work has three coats rubbed to a smooth gloss. Special features: Glass lined refrigerators, porcelain tubs, basins and sinks, U. S. mail chutes, noiseless electric elevator, long distance telephone in each apartment, gas and electric light fixtures, double noiseproof floors and fireproof doors and partitions. All work throughout is done in a manner required in all high class apartments.

Rents from $1,200 to $2,200.



WEST END AVENUE
PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS



Built by
JACOB AXELROD

GEO. F. PELHAM
Architect

HAGUE COURT

SOUTHWEST CORNER 118th STREET AND MORNINGSIDE AVENUE

LOCATED on the crest of Cathedral Heights, overlooking Morningside and Central Parks and a panorama extending to Long Island Sound. Situated four blocks from the Subway station and one from the Sixth and Amsterdam avenue surface cars.

THE BUILDING has a frontage of 100 feet on the avenue by 125 on West 118th street.

THE APARTMENTS are arranged six on a floor in suites of five and seven rooms and extra servants' toilet. Parlors and libraries are trimmed in birch, dining rooms in quartered oak, antique finish. Baths are tiled and are equipped with porcelain tubs, basins, showers, medicine cabinets, etc. Kitchens are fitted with porcelain tubs and sinks, glass lined refrigerators, etc. Telephone in each apartment, uniformed hall and elevator service.

Rents from $540 to $1,400.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

THE PINEHURST

NORTHWEST CORNER FORT WASHINGTON AVENUE AND
WEST 180th STREET



Built by
PINEHURST REALTY CO.
1907-8

GEO. F. PELHAM
Architect

EASILY accessible to Subway express station and surface lines. High elevation, restricted neighborhood. Unobstructed, extensive views of the Hudson River, Palisades and Riverside Drive.

Five apartments on a floor; suites of five, seven, eight and nine rooms; separate maids' room and toilet. Eight and nine room suites have two baths. Trim is of selected hardwoods. Dining rooms have high quartered oak wainscoting. Long mahogany mirror consoles in parlors. Parquet floors in parlors, libraries and dining rooms; oak floors in all other rooms. Sanitary appliances throughout of the most modern type.

Size of plot, 82 feet 1 inch by 108 feet 2½ inches.

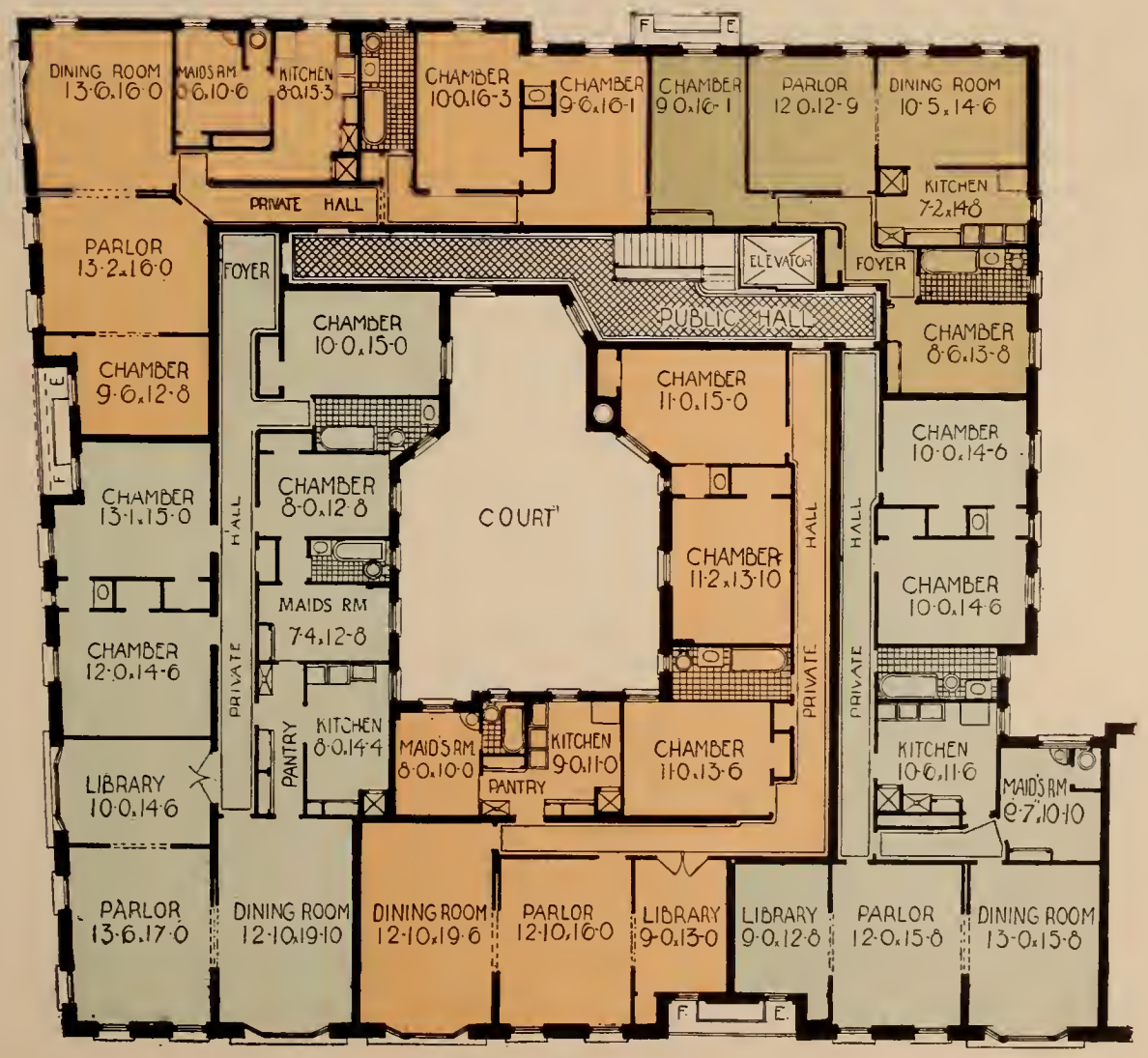
Rents from $480 to $1,200.

THE PINEHURST



FORT WASHINGTON AVENUE

PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

SIX-STORY ELEVATOR APARTMENT HOUSE

NORTHWEST CORNER BROADWAY AND 180th STREET

(In Course of Construction)
THE FLURI CONSTRUCTION CO

Size, 96 feet 3 inches on Broadway by 127 feet on West 180th Street.

NEVILLE & BAGGE
Architects



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS



HENSLE CONSTRUCTION CO.
Builders, 1907-8

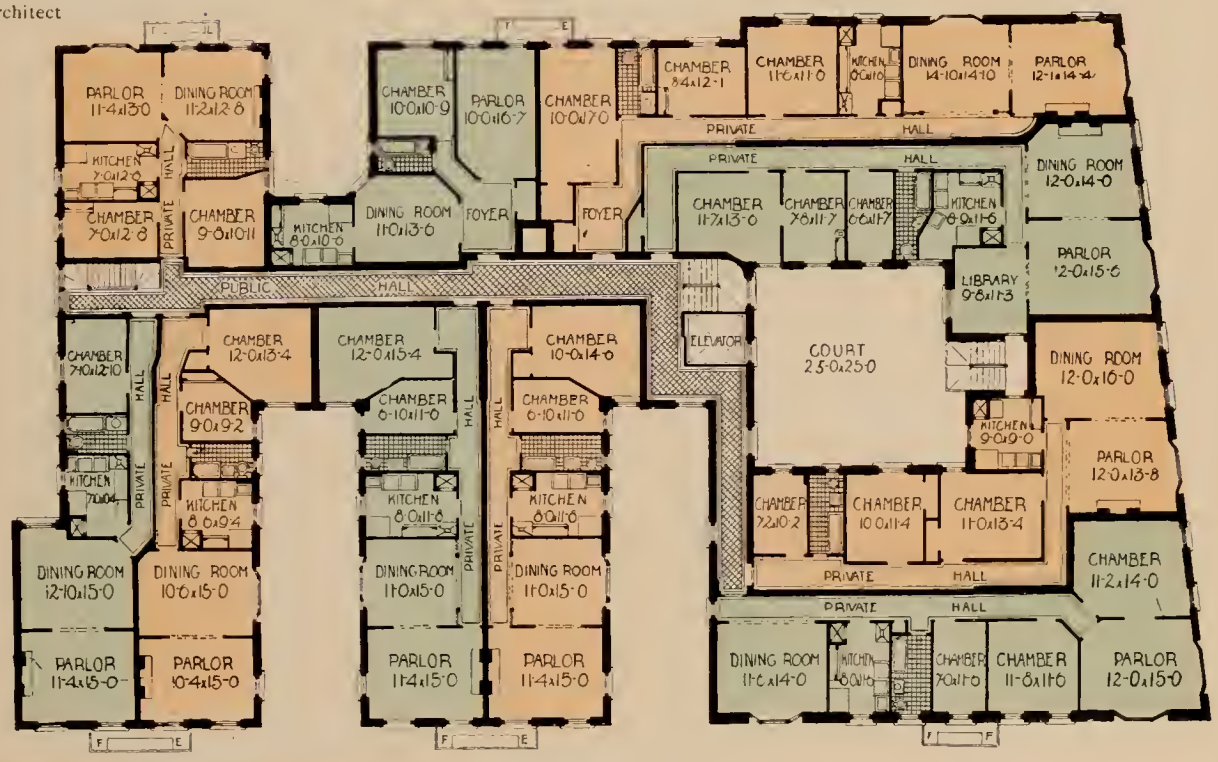
L. A. GOLDSTONE
Architect



LOOKING WEST

CORONET COURT is situated on the southeast corner of Riverside Drive and 139th Street, which location overlooks one of the most picturesque parts of the Hudson River. The transit facilities include the Third, Sixth and Amsterdam avenue surface cars, which are two blocks away, and three blocks from the Subway express station, at 137th street and Broadway.

THE BUILDING is six stories in height. Front is of limestone, terra cotta and light brick, which contrasts pleasingly with the copper bays. CORONET COURT has a frontage on the Drive of 90 feet by 157 feet on West 139th street. Plot size, 100 feet by 157 feet.



PLAN OF UPPER FLOORS

APARTMENTS are of four, five, six and seven rooms and bath, and are equipped with such conveniences as a high-grade, elevator house demands. The parlors, halls, chambers and libraries are finished in white enamel, and dining rooms in antique quartered oak. The doors to chambers and wardrobes are of veneered mahogany. Parlors, libraries and dining rooms have parquet floors.

Rents from $576 to $1,380.



PLAN OF FIRST FLOOR

THE ROBERT FULTON

RIVERSIDE DRIVE AND 95th STREET



Built by the
GEORGE W. LEVY BUILDING CO.
1905

SCHWARTZ & GROSS
Architects

ONE essential for a high-class apartment house on the Riverside Drive, is its position on the Drive, with an unobstructed view of the Palisades and the ever-entrancing Hudson. This the owner of this up-to-date edifice most fortunately secured.

The location is on the north corner of 95th Street, receiving mostly southern exposure, and the park at this particular spot needs no introduction to one familiar with the parkway.

The apartments consist of four, five, six, seven and eight rooms, with all the advantages of improvements and conveniences of the latest order. Dimensions, 100 feet by 173 feet 5 inches.

Rents from $900 to $1,700.



PLAN OF FIRST FLOOR



PLAN OF 4th, 5th AND 6th FLOORS



Built by
THE CUMMING CONSTRUCTION CO.
1096

GEO. F. PELHAM
Architect

THE KATHMERE

NORTHWEST CORNER BROADWAY AND 135th STREET

SITUATED two short blocks from the Subway express station and one from the Amsterdam, Third and Sixth avenue surface cars.

THE BUILDING has a frontage of 99 feet 11 inches on Broadway by 115 feet on West 135th street. Plot, 99 feet 11 inches by 125 feet.

The apartments are carefully laid out, eight on a floor of four, five, six and seven rooms and bath. The seven-room corner apartment has extra servants' baths, other seven-room apartments have extra servants' toilets. The woodwork throughout is of hardwood finish. Every apartment has a long distance telephone, shower bath, gas and electric light fixtures and garbage closets set in its walls.

Rents from $528 to $925.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

THE STERLING

76 WEST 86th STREET

SOUTHEAST CORNER OF COLUMBUS AVENUE



Built by
HOUPT & FINNEY
1905-6

MULLIKEN & MOELLER
Architects

EIGHTY-SIXTH STREET is under the control of the Park Department, and excepting the corner plots is restricted to private residences. Within one and two blocks of all West Side surface lines and the 86th street Subway station.

THE BUILDING is six stories in height, with large exterior courts, on plot 100 feet by 100 feet.

There are four apartments on a floor, in suites of seven, eight and ten rooms, each apartment being separated by fireproof brick walls. The materials and fittings of these apartments are up to the highest standard found in the best apartment houses. Every apartment has a complete system of interior electric call bells.

Rents from $1,000 to $2,200.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

THE STERLING

A-RE-CO COURT

WESTCHESTER AVENUE AND SOUTHERN BOULEVARD



Built by
AMERICAN REAL ESTATE CO.
1906-7

H. H. MORRISON
Architect

ITS position on one of the highest points in the Bronx commands an unobstructed view of Long Island Sound. Situated at the intersection of Westchester Avenue, the main artery of the Bronx, and Southern Boulevard, a parkway, both 100-foot avenues, fully improved. Express trains on the Lenox avenue and West Farms Division of the Subway, with a station at Simpson street, one block distant, give this section the best of transit facilities. The Subway connects with the Third avenue elevated at 149th street and Third avenue, where one can transfer between the two lines. Trolley lines on both Westchester avenue and Southern Boulevard transfer to all directions.

APARTMENTS consist of three, four, five, six and seven rooms and bath, with every modern convenience, including all-night elevator service, shower baths, telephone in every apartment, electric light, double floors, etc. The interior trim is all hardwood and of superior finish.

Size, 243 feet on Southern Boulevard by 126 feet on Westchester avenue.

Rents $324 to $720.

A-RE-CO COURT



SOUTHERN BOULEVARD

PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

CONFORTIOR HALL

SOUTHEAST CORNER BROADWAY AND
124th STREET



Built by
NICHOLAS CONFORTI, C. E.
1907

NICHOLAS CONFORTI
Architect

CLOSE to Riverside Drive, with a far-reaching view of the river and Palisades. This location is particularly choice. The entire neighborhood is made up of high class apartment houses, schools and colleges, Columbia University being but a few short blocks distant. It is convenient to all lines of traffic, the Subway, Eighth and Ninth avenue elevated, 123rd street crosstown, Third and Sixth avenue surface lines within easy access. The Broadway surface cars pass the door.

Confortior Hall fronts 100 feet on Broadway by 100 feet on 124th street. There are six apartments on a floor in suites of four, five, six, seven and eight rooms and extra servants' toilet. Parlors, dining rooms and libraries have oak and walnut borders artistically arranged. Parlors and libraries are finished in mahogany, dining rooms in antique oak. Opal glass lined refrigerators, porcelain tubs, sinks and basins. Local and long distance telephone in each apartment.

Rents from $384 to $1,200.

CONFORTIOR HALL



BROADWAY

PLAN OF FIRST FLOOR



BROADWAY

PLAN OF UPPER FLOORS

THE EUAFAULA

NORTHEAST CORNER HAMILTON PLACE AND 139th STREET



Built by
WEST SIDE CONSTRUCTION CO.
1907-8

GEO. F. PELHAM
Architect



PLAN OF FIRST FLOOR

SITUATED on a hill overlooking Riverside Drive and the Hudson River. A location restricted to private residences and apartment houses of the highest class only.



PLAN OF UPPER FLOORS

Located two blocks from the Subway express station at 137th street and Broadway and one block from the Amsterdam, Third and Sixth avenue surface cars.

Four apartments on a floor, in suites of five and seven rooms and separate servants' toilet. Parlors and libraries finished in mahogany, dining rooms in quartered oak, antique finished. Basins, tubs and sinks are of porcelain. Glass lined refrigerators. Long distance telephone in every apartment.

THE BUILDING'S exterior is of a light buff brick, trimmed with limestone. Plot size, 108 feet 6½ inches on Hamilton Place by 101 feet 10 inches on the street. 99 feet 11 inches rear by 59 feet 6 inches on the north.

Rents from $900 to $1000.

THE TALLADEGA

SOUTHEAST CORNER HAMILTON PLACE AND 140th STREET



Built by
WEST SIDE CONSTRUCTION CO.
1907-8

GEO. F. PELHAM
Architect

SITUATED three blocks from the Subway station at 137th street and Broadway and one block from the Amsterdam, Third and Sixth avenue surface lines.

There are four apartments on a floor in suites of five and seven rooms, with separate servants' toilet. Parlors and libraries are finished in mahogany, dining rooms in quartered oak, antique finish. All basins, tubs and sinks are of porcelain. Glass lined refrigerators. Long distance telephone in every apartment. The exterior of the building is of a light brick trimmed with limestone.

Plot size, 108 feet 6½ inches on Hamilton place, by 51 feet 10 inches on 140th street; 64 feet 6 inches on the south by 99 feet 11 inches rear.

Rents from $900 to $1.000.



PLAN OF UPPER FLOORS



PLAN OF FIRST FLOOR

THE VAN CORTLANDT

NORTHWEST CORNER PARK AVENUE AND
96th STREET



Built by
W. F. ROHRIG
1905

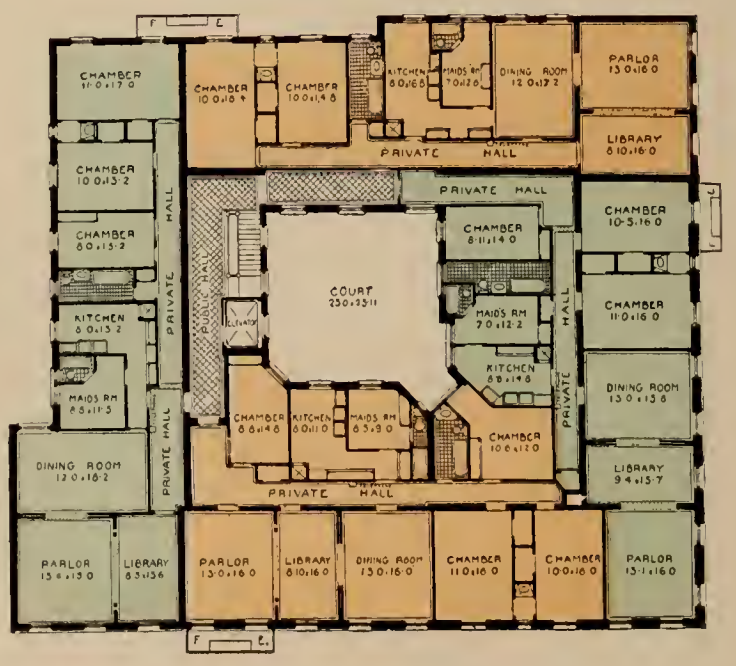
GEO. F. PELHAM
Architect

THE BUILDING is two short blocks from the 96th street entrance to Central Park, also the broad thoroughfare of Park avenue, with its shrubbery, grass plots and flowers, lends a peculiar and unique charm to a residence on this street. The Madison avenue and Lexington avenue surface cars and Third avenue elevated afford convenient means of rapid transportation. Suites of seven, eight and nine rooms and two baths. Parlors and libraries are in mahogany, dining rooms in antique quartered oak, with high wainscoting, Dutch plate shelving and beamed ceilings. Apartments contain all modern improvements.

Size, 100 feet by 100 feet. Rents from $1,050 to $1,400.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

THE ST. REGIS

SOUTHWEST CORNER PROSPECT AVENUE AND
163rd STREET

LOCATION—Prospect Avenue, upon which these apartments front, is a parkway, with grass plots, trees and shrubbery running its whole length through the centre.

The East and West Side Subway station and the Second and Third avenue "L" station are located one block south on Prospect avenue and the electric trolley system on Westchester avenue transfers to all Bronx and Manhattan lines. Bronx Park can be reached in a few minutes.

THE BUILDING fronts 100 feet on Prospect avenue, 106 feet on 163rd street, and is six stories in height. The first two stories



J. F. MEEHAN COMPANY
Builders, 1907

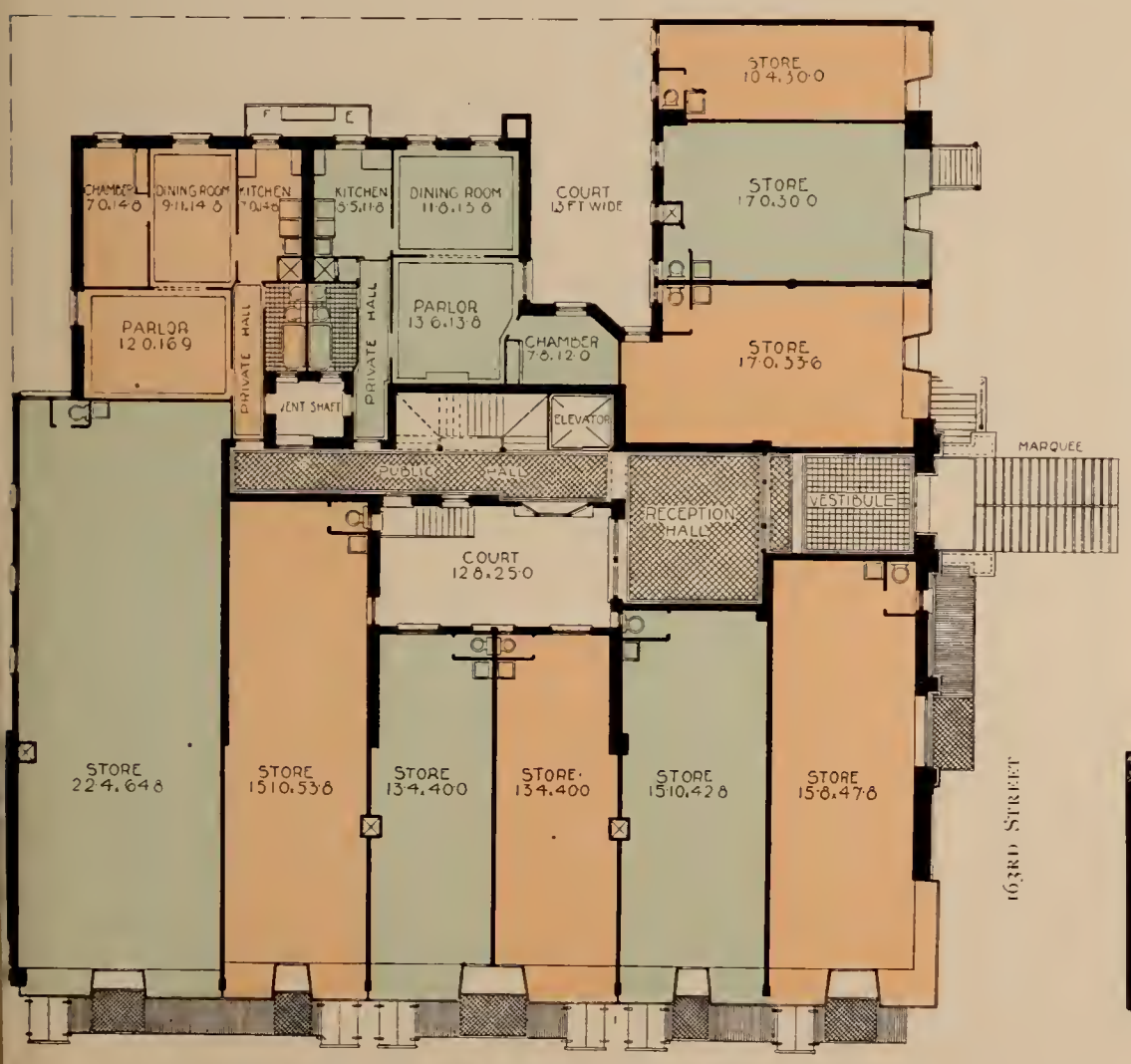
J. F. MEEHAN
Architect

are of heavy white limestone, carved and moulded, while massive limestone balconies, projecting four feet from the building line, provide ample fire escapes, at the same time concealing all unsightliness.

APARTMENTS consist of two suites of four rooms and bath, one of six rooms and bath, one of seven rooms and bath, one of eight rooms and bath, and one of ten rooms and two baths. Each apartment has a large foyer hall.

This is the finest apartment house ever erected in the Bronx and contains every improvement, convenience and luxury of appointment.

Rents from $384 to $1,200.



PROSPECT AVENUE

PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

THE MOUNT MORRIS

NORTHEAST CORNER OF

FIFTH AVENUE AND 126th STREET

LOCATED within two blocks of the Lenox avenue and 125th street Subway express station, and the Third and Amsterdam avenue and crosstown surface cars.

BUILDING. — The front is of a dark brown brick and limestone, with court of light brick. Size, 100 by 120.



APARTMENTS are of five, seven and eight rooms, bath and extra servants' toilet. The eight-room apartment has two baths; all apartments have extra servants' toilets.

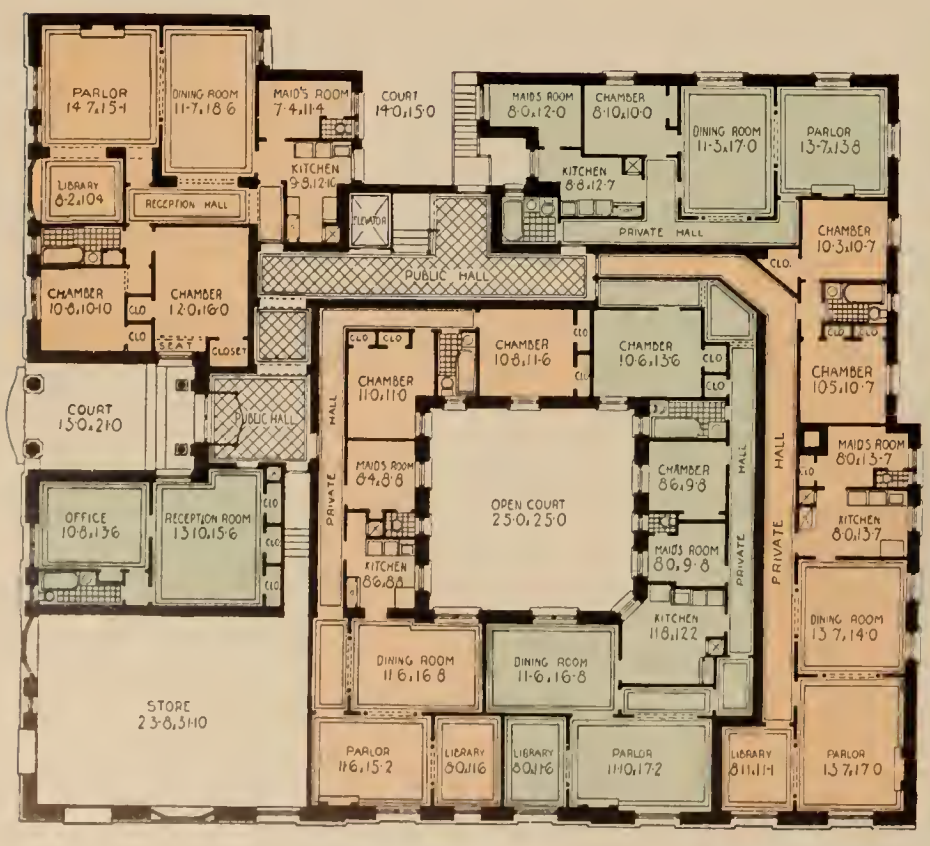
Polished hardwood throughout.

Apartments contain every arrangement to be found in a building of this character.

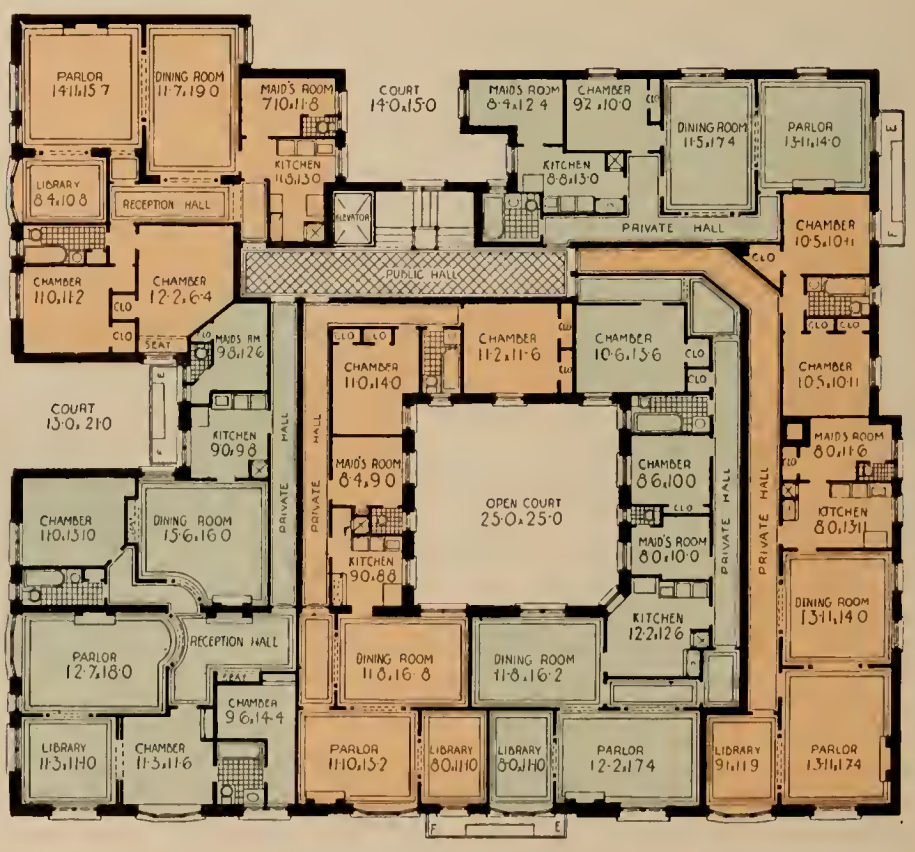
Rents from $600 to $1,500.

COLLINS BUILDING AND CONST. CO.
Builders, 1905-6

GEO. F. PELHAM
Architect



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS



Built by
THE FLURI CONST. CO.
1906

NEVILLE & BAGGE
Architects

THE WASHINGTON HEIGHTS

NORTHEAST CORNER
BROADWAY AND 159th STREET

LOCATED on the crest of a hill, commanding an unobstructed view as far as the eye can reach. Two blocks from the 157th street express station of the Subway, one block from the Amsterdam, Third and Kingsbridge surface cars.

BUILDING—Size : 99 feet 11 inches by 90 feet, on lot 100 feet by 99 feet 11 inches. Interior court, 25 feet by 25 feet.

APARTMENTS—Six apartments on a floor, in suites of five, six and seven rooms, maids' rooms and extra toilets. Trim throughout is of hardwood ; parlors in selected birch, finished in mahogany ; dining rooms in quartered oak, antique finish. Parquet floors in parlors and dining rooms. Floors, polished hardwood. Most modern improvements, such as combination wall safes in main chambers. Extra wash basins between chambers. Kitchen floors are of asbestos cement. Tile-lined refrigerators. Elevator service. Long distance telephone in each apartment. Mail chutes and collection service.

Rents from $400 to $900.



VIEW LOOKING SOUTH



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

THE BORDEAUX

SOUTHEAST CORNER RIVERSIDE DRIVE AND 127th STREET

THESE apartments face one of the widest sections of Riverside Drive, with Grant's Tomb two blocks to the south. The view of river and Palisades at this spot is superb. A Subway station, the Third avenue, Amsterdam avenue and cross-town cars three blocks distant and the Broadway surface cars, one block, give quick and easy access to all parts of the city.

THE BUILDING has a frontage of 100 feet on the Drive by 90 feet on West 127th street. Plot, 100 feet by 100 feet. The entrance is through a gateway from the Drive, leading into a large court, through which is reached a spacious vestibule.



Built by
THE CALVERT CONSTRUCTION CO.
1905

L. A. GOLDSTONE
Architect

There are five apartments on a floor, in suites of six, seven and eight rooms and bath, servants' toilet, foyer and butler's pantry. Bath rooms have all the latest appurtenances, such as medicine cabinets, showers, etc., and the walls and floors are tiled. Kitchens have porcelain tubs and sinks, warming closets, etc. The trims in parlors and libraries are in white enamel, dining rooms in quartered oak; all other rooms in white enamel.

FEATURES—Long distance telephone, U. S. mail chute, uniformed hall and elevator service and porcelain lined refrigerators.

Rent for $1,200 average.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

THE SADIVIAN ARMS

ON THE SOUTHWEST CORNER OF
ST. NICHOLAS AVENUE AND 145th STREET

IS located three blocks from the Subway express station, one block from the Sixth and Ninth avenue elevated station, and two from the Amsterdam and Third avenue surface lines, while the 145th street crosstown cars pass the door.

THE BUILDING'S front is of red brick, limestone and terra cotta.

Size of plot, 103 feet by 105 feet by 116 feet.

APARTMENTS are laid out in suites of five, six, seven and eight rooms, bath and servants' toilet, and contain the most up-to-date appointments. The dining rooms have seven-foot quartered oak, solid paneled wainscoting, and the floors in dining room, parlor, library and music room are parquet work. The trim in the latter rooms is of curly birch.



An attractive feature of the Sadivian Arms is the roof garden, provided with palms, rugs, tables and electric lights, for the convenience of tenants. In Winter a Winter-house is made by roofing the garden with glass.

Rents from $600 to $1,000.

Built by the
K. L. & W. CONSTRUCTION CO.
in 1906

THAIN & THAIN
Architects



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

THE PALMERSTON

NORTHWEST CORNER OF ST. NICHOLAS AVENUE AND 184th STREET



Built by
WM. J. CASEY
1907-8

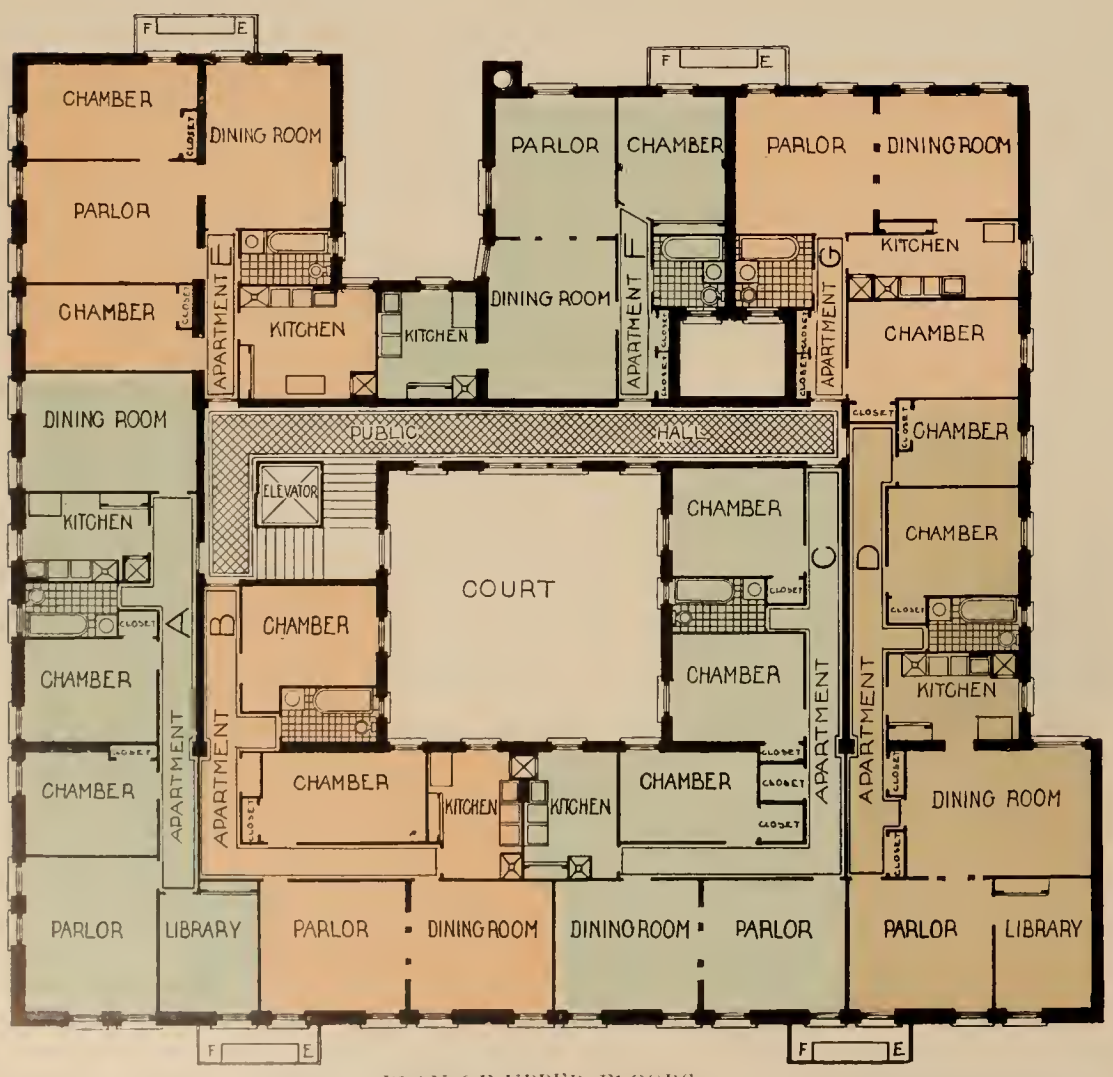
NEVILLE & BAGGE
Architects

THIS building is located in the neighborhood of Riverside Drive and the Speedway, and enjoys an unrivaled view of the Hudson River and Harlem River valley to Long Island Sound. Being but three short blocks from the 181st street Subway station and one from the Third, Sixth, Amsterdam avenue, Broadway, Kingsbridge and 145th crosstown surface lines, gives THE PALMERSTON a most enviable site for a home. Twenty minutes to the great shopping districts, and in true rural surroundings.



ST. NICHOLAS AVENUE

PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

THE BUILDING has a frontage on the avenue of 100 feet and 90 feet on the street. Plot size, 100 feet by 100 feet.

There are seven apartments on a floor in suites of four, five and six rooms. All woodwork is specially designed of the finest seasoned hardwoods. They are equipped with every modern device known for comfort and convenience, while the work throughout the entire building is done in the best manner consistent with high-grade apartment buildings of this character.

Rents from $480 to $780.

THE MANNADOS

No. 17 EAST NINETY-SEVENTH STREET
NORTHWEST CORNER MADISON AVENUE

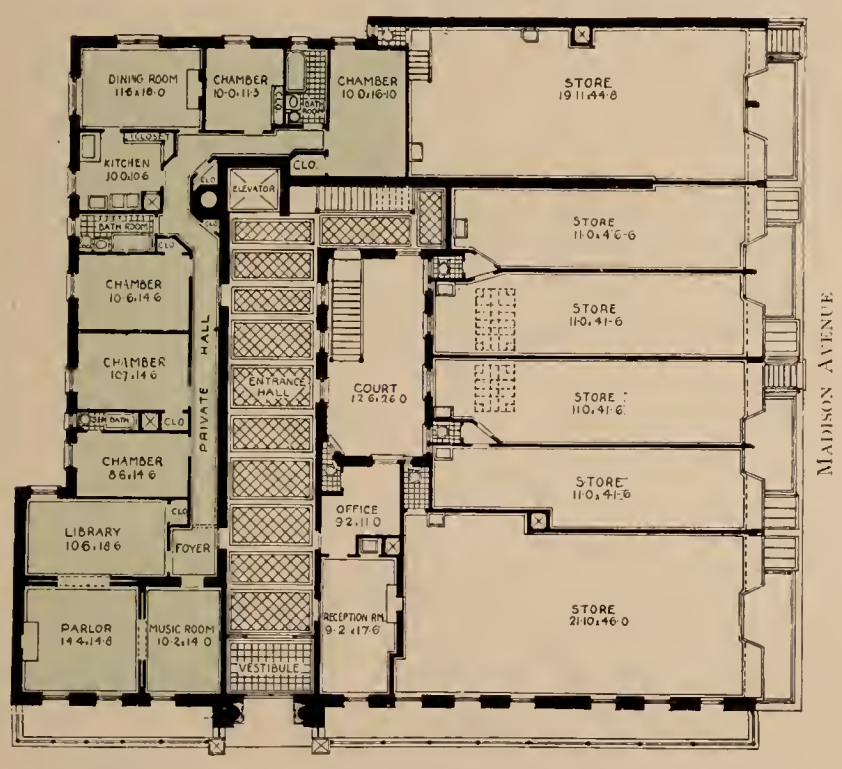


Built by the
METROPOLIS CONSTRUCTION CO.
1905

SCHWARTZ & GROSS
Architects

THIS being the northwesterly corner, on a Fifth avenue block, adjoining the 96th and 97th street Central Park entrance, the location is most desirable. There are four apartments on a floor, two seven, one eight and one nine-room suite. They contain all modern improvements—long distance telephone in each apartment, mail chute, noiseless elevator. Size, 100 feet by 100 feet.

Rents from $1,000 to $1,500.



WEST 97TH STREET
PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

THE RIVERCREST

SOUTHWEST CORNER FORT WASHINGTON AVENUE
AND 160th STREET



Built by
HENRY T. BULMAN
1906

SCHWARTZ & GROSS
B. N. MARCUS
Architects

SITUATED on the crest of the Hudson River shore, between Broadway and the new Riverside Drive extension. Commands extensive views of the River, Audubon Park and the Huntington Hispanic Society Museum. Easily accessible to Subway station and surface lines. Apartments are arranged five on a floor in suites of five, six and seven rooms and separate servants' toilet. They contain every modern improvement. Long distance telephone. Mail chute and collection service. Size, 130 feet on the avenue by 78 feet on 160th street, 87 feet rear by 126 feet. Rents from $780 to $1,200.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

THE STOCKTON

SOUTHEAST CORNER ST. NICHOLAS AVENUE AND 165th STREET



Built by
HENRY T. BULMAN
1907

SCHWARTZ & GROSS
B. N. MARCUS
Architects

SITUATED within two blocks of Riverside Drive and commanding an open view of the Hudson River to a great distance. The Subway express station and surface cars are close at hand. There are six apartments on a floor in suites of five to fourteen rooms, the servants' rooms and toilets being separate. Every modern convenience has been installed—noiseless elevator, long distance telephone in each apartment, U. S. mail chute. Size, 113 feet on the avenue by 123 feet on street by 105 feet rear by 84 feet. Rents from $480 to $1,200.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

AUDUBON PARK APARTMENTS

SOUTHEAST CORNER BROADWAY
AND 156th STREET

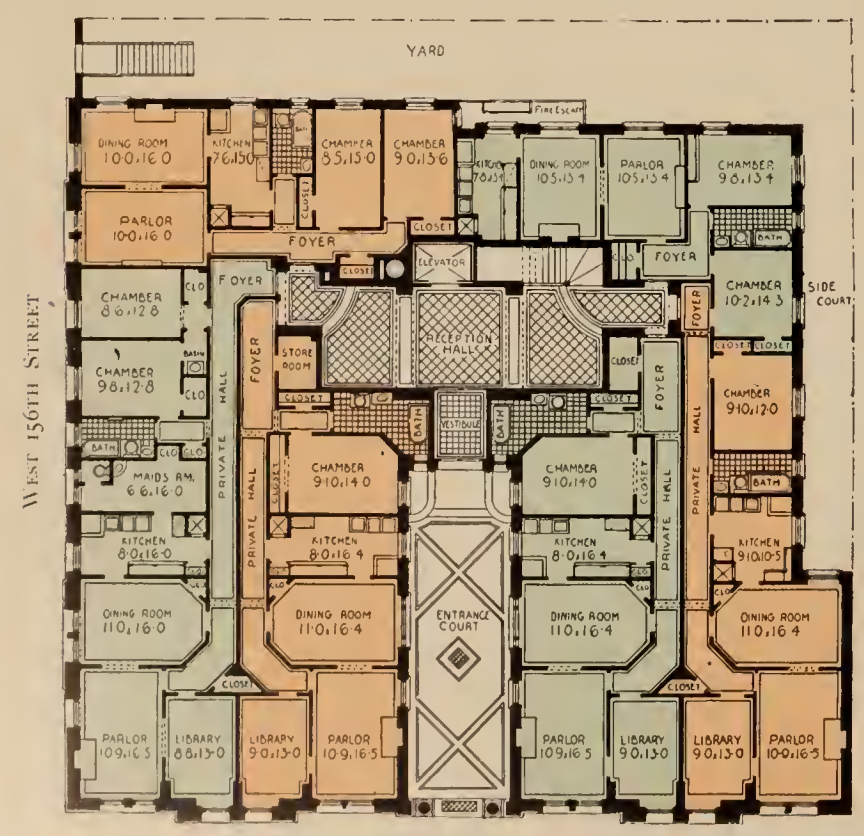


Built by
HENRY T BULMAN
1905-6

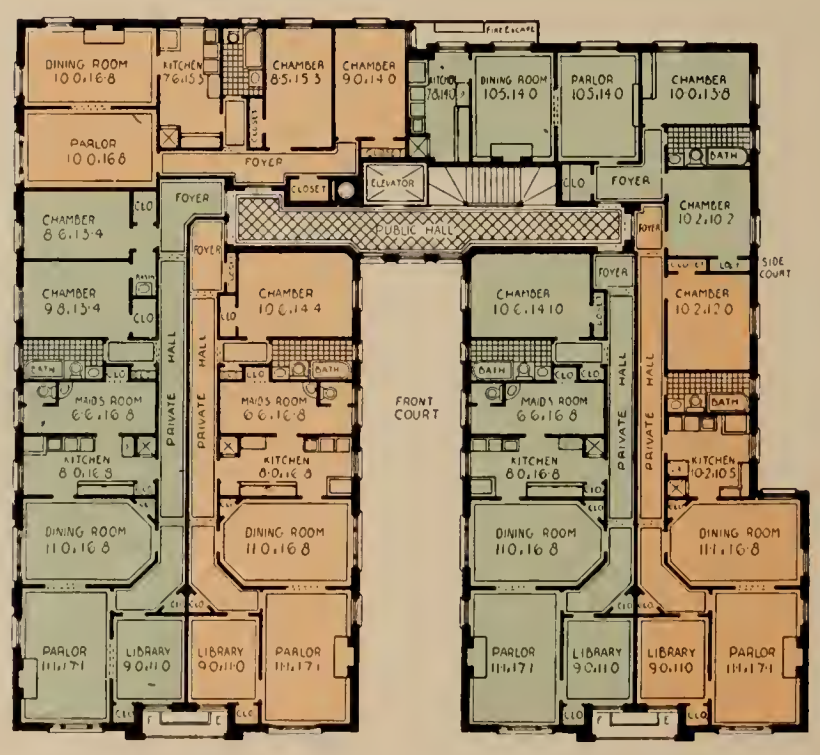
SCHWARTZ & GROSS
B N. MARCUS
Architects

SITUATED within one block of Riverside Drive and directly opposite Audubon Park and the Collis P. Huntington Museum. Commands an unobstructed view of the Hudson River and surrounding country.

One block from the Subway station and the Amsterdam avenue surface lines. There are six apartments on a floor in suites of five, six and seven rooms and extra servants' room. Contains every modern improvement. Continuous elevator service. Long distance telephone. Mail chute and collection service. Size, 100 feet by 100 feet. Rents from $720 to $1,200.



BROADWAY
PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS



TEMPLE HALL

LENOX AVENUE AND 121st STREET

THESE apartments adjoin the new Temple of the Congregation Shareth Israel and are directly opposite the Lenox Avenue Unitarian Church. Easily accessible to the Subway express station at 125th street and Lenox avenue and crosstown lines, Lexington, Columbus and Lenox avenue surface car lines on Lenox avenue, Sixth and Eighth avenue elevated station at 125th street and Eighth avenue.



THE BUILDING'S front is of Indiana limestone, red Roman brick and terra cotta; architecture gothic and semi-fireproof. Size, 75 feet by 90 feet 11 inches, on plot 75 feet by 100 feet 11 inches.

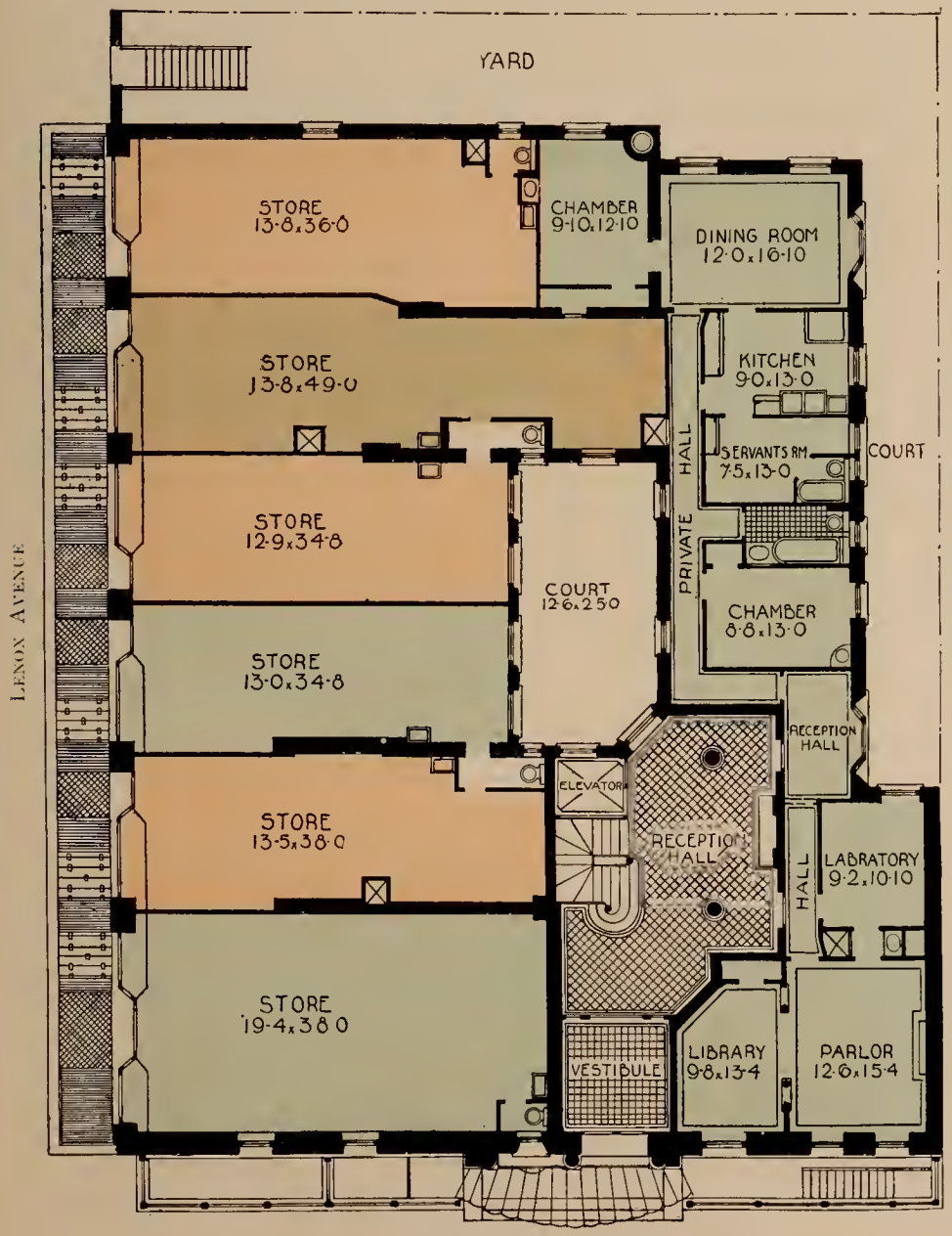
APARTMENTS—Four suites on a floor of six, seven and eight rooms and extra servants' room. The seven and eight rooms contain two bath rooms. Parlors and libraries are finished in mahogany, dining rooms in oak with solid panel wainscoting seven feet six inches high. Every up-to-date improvement has been installed.

Rents from $850 to $1,350.

Built by HARRIS & SIEGEL

1907

JOHN HAUSER Architect



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

ROBERT WALLACE

IN ancient days 'twas said of one, by the wisest man, "and his works do follow him." The words which were spoken in that far distant day may, with equal truth, be said in this, our day and generation, and will be quite as appropriate in the days to come. Surely the works of Robert Wallace will remain a silent, but eloquent monument to the man, and a testimonial to brains and energy employed in the interests with which he was so closely identified.

Any record concerning the growth and development of private residences and of high-class apartment house property, especially in that section of New York known as the Upper West Side, would be incomplete unless mention was made of the efforts and the successes which have followed the efforts of the subject of this sketch.

In the beginning of his successful career Mr. Wallace directed his energies primarily to private residences, and numerous substantial houses were erected in localities which were carefully selected for their desirable advantages as home sites. About sixty-three private houses were put up by Mr. Wallace, for all of which there have been ready purchasers, a testimony more eloquent than any words, for it unmistakably pointed to the confidence which was placed in any building operation with which Mr. Wallace was identified.

Among the important operations there might be mentioned the handsome block of flats on Amsterdam avenue, between 87th and 88th streets ; the row of eleven houses in 88th street, between Columbus and Amsterdam avenues ; the row of eight houses in 80th street ; five houses in 75th street, between the same avenues ; six houses in 78th street, between West End avenue and Riverside Drive ; eight houses in 68th street between Eighth avenue and Columbus avenue ; in 96th street seven flats, between Columbus and Amsterdam avenues ; seven private houses on 96th street, between Eighth and Columbus ; six private houses on 103rd street, between Broadway and West End avenue ; twelve private houses on 101st street, between West End avenue and Riverside Drive.



ROBERT WALLACE

ROBERT WALLACE, JR.

After the completion of the 101st street houses, Mr. Wallace went South in order to supervise the building of a wharf. During his absence his son, Robert Wallace, Jr., who was closely associated with him in all building enterprises, carried to successful completion the erection of two large apartment houses on 183rd street and Wadsworth avenue for himself.

Robert Wallace, the senior, having returned to the scenes of his first building activity, has again put forth his energy and engaged his talents in the field where he has been so long and favorably known, and is now engaged, in conjunction with his son, in bringing to completion an elevator apartment structure on 149th street and Broadway, which will bear his name, and which will be somewhat in the nature of a monument to his memory and a reminder and encouragement to builders who have a desire to improve and beautify this great city with apartment houses worthy of the Metropolis. It is sincerely to be hoped that no matter what circumstances may arise in the future, no matter what changes may occur, that the name of Wallace will always be identified with this property.

Mr. Wallace believes that he has fairly earned a rest after the many years of intense business activity, and in his son, Robert, Jr., he has a worthy successor, in whom implicit confidence may be placed for the carrying out of any enterprise which he undertakes to a successful completion, for he is recognized in the trade, where he has an army of friends, as a man who is a worthy successor to a father, who, although he may no longer take an active part in building, will ever be remembered as one of the first as he was one of the most progressive builders in this, the greatest city that the world has ever known ; a city, no inconsiderable part of which he built himself.

THE WALLACE

SOUTHEAST CORNER BROADWAY AND 149th STREET

A SIX-STORY elevator apartment house, commanding an open view of the Hudson River. One block from the Third, Sixth and Amsterdam avenue surface cars, and four from the Subway station at 145th street.

THE BUILDING has an attractive front of carved limestone, terra cotta and light buff brick. Size, 74 feet 11 inches by 90 feet, lot 74 feet 11 inches by 100 feet.

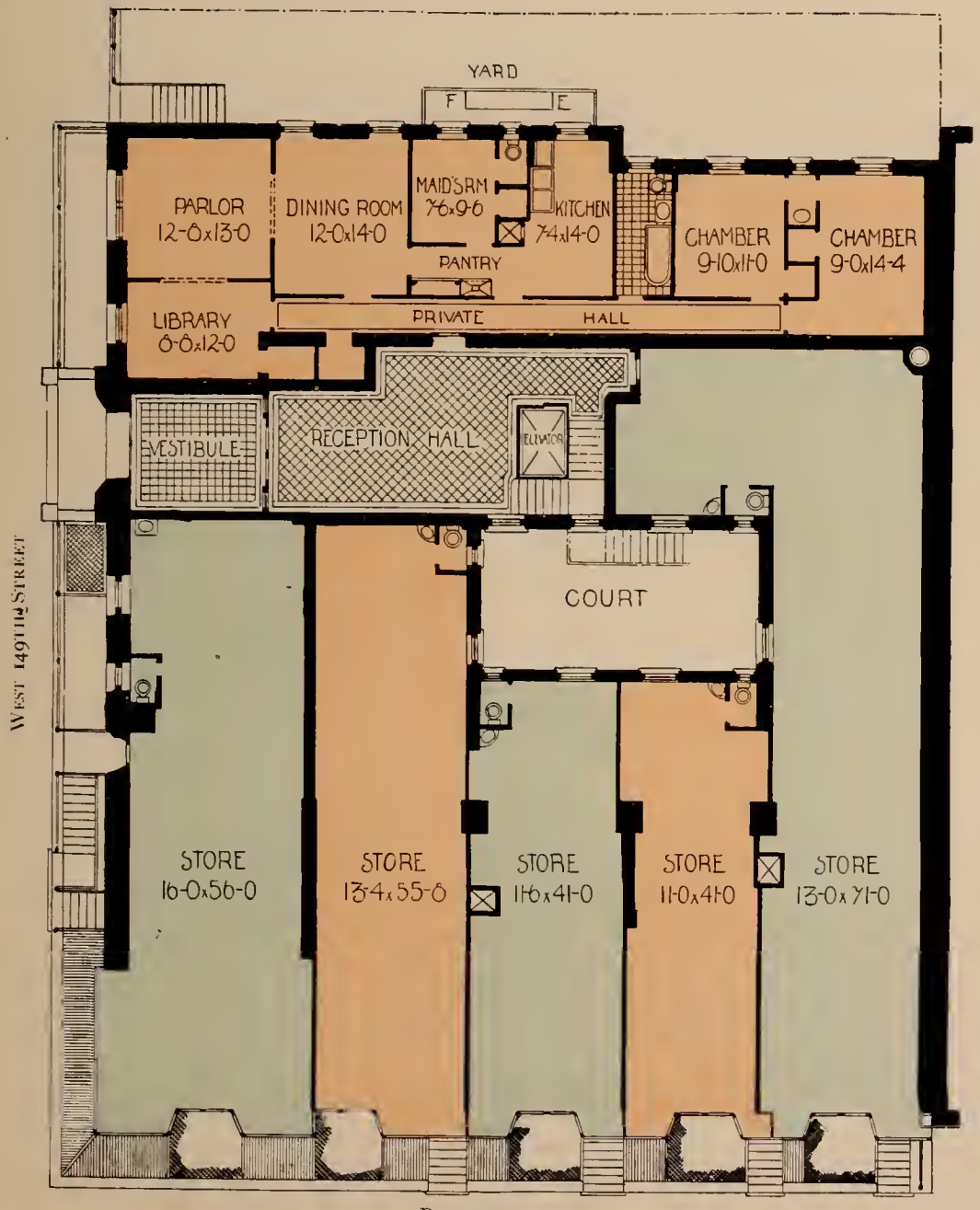
THE APARTMENTS, of six and seven rooms and extra servants' toilet, have the most modern arrangements and conveniences, such as parquet flooring in parlors and dining rooms, hardwood trim, wall safes, noiseless elevator, porcelain tubs and sinks, etc.

Rents from $900 to $1,250

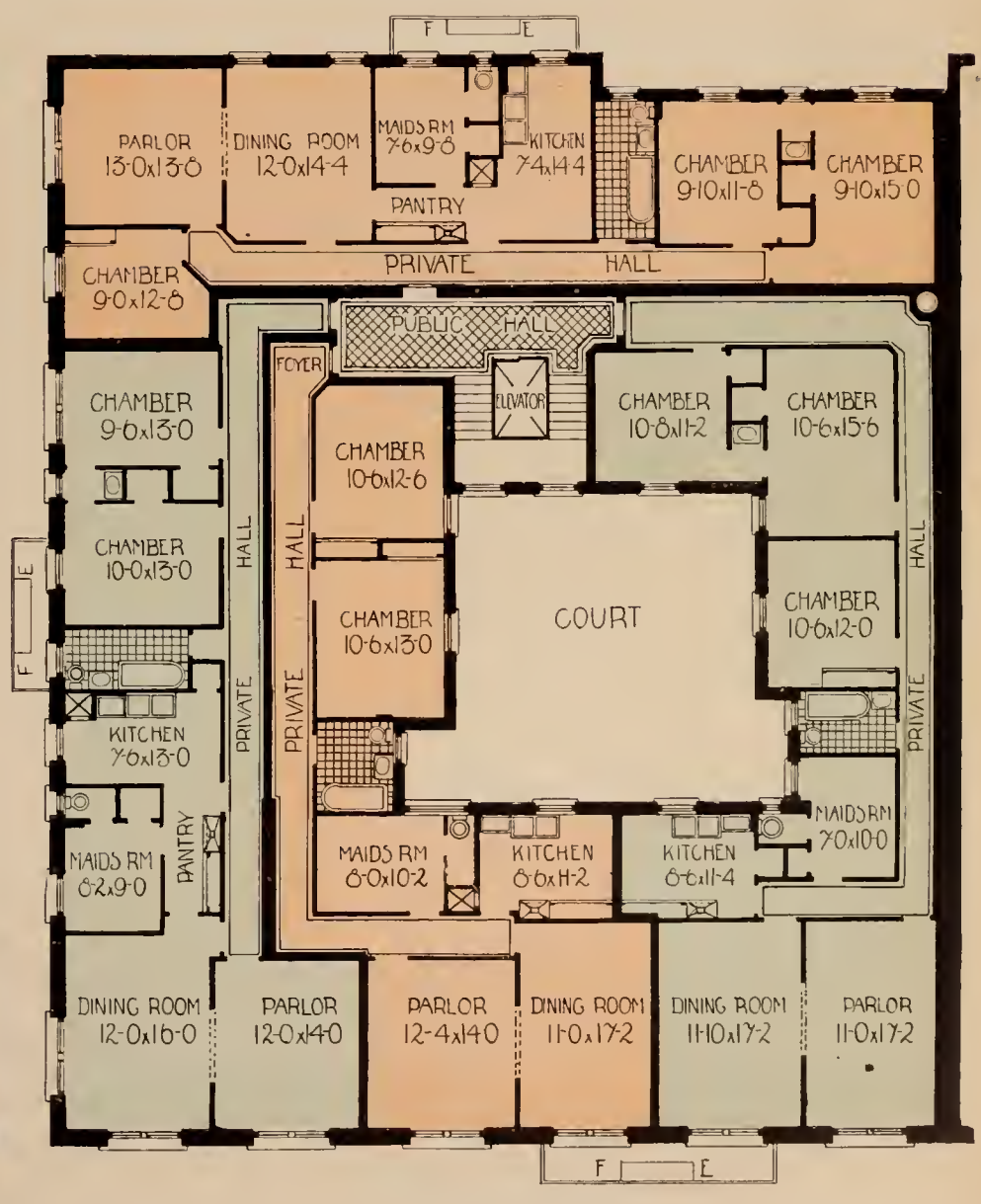


Built by
ROBERT WALLACE
1907-8

GEO. F. PELHAM
Architect



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

CASTLE COURT

Southeast Corner Broadway and 122nd Street





PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

THESE two high-class elevator apartment houses were built in 1906 by the A. C. & H. M. Hall Realty Co. and designed by Neville & Bagge. They are within a block of Riverside Drive and Grant's Tomb and overlook the Hudson River and Palisades. Within easy access of the Subway express station and one block from the Amsterdam and Sixth avenue surface cars. The Broadway and Seventh avenue surface cars pass the corner.

BUILDING—The architecture of Castle Court is Colonial and the Reed House French Renaissance. Fronts are of Indiana limestone and Harvard brick.

Size of the Reed House, 99 feet 10 inches by 90 feet, on lot 100 feet by 99 feet 10 inches. Rents from $700 to $1,200.

Size of Castle Court, 92 feet by 90 feet, on lot 100 feet by 92 feet. Rents from $700 to $900.

APARTMENTS contain all of the latest improvements, such as tile lined refrigerators, porcelain lined sinks, tubs, etc. Tiled baths, showers, long distance telephone in each apartment, uniformed elevator and hall service.

122nd street is an extra wide street, under the supervision of the Park Department.

THE REED HOUSE

Northeast Corner Broadway and 121st Street





PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

WOODWARD HALL

SOUTHEAST CORNER MADISON AVENUE AND NINETY-SIXTH STREET

SITUATED high upon Carnegie Hill, overlooking the lowlands of Harlem, in a neighhood of private residences and high class apartment houses.

Ninety-Sixth street is an exceptionally wide street, 100 feet in width, and leads directly to East Drive in Central Park, one block away. The Lexington avenue and Third avenue surface lines are near at hand, while the Madison avenue line passes the house.

Dimension of building, 75 feet by 90 feet. Plot, 75 feet by 100 feet.

THE APARTMENTS consist of five, six and seven rooms and two baths. The servants' quarters are altogether separate from other rooms. Kitchens and bath rooms are equipped with the best and latest patent conveniences. Cedar closets, butlers' pantries, mail chutes, messenger call boxes and private telephones are among the many conveniences. All trim is specially designed of the finest quality of seasoned hardwood. The parlors and libraries are in mahogany and dining rooms in antique quartered oak with high wainscoting; Dutch plate shelf and beamed ceilings. Chambers are in light hazel, other rooms and pantries are in oak. Parquet flooring in parlors, libraries and dining rooms.

Rents from $720 to $840.

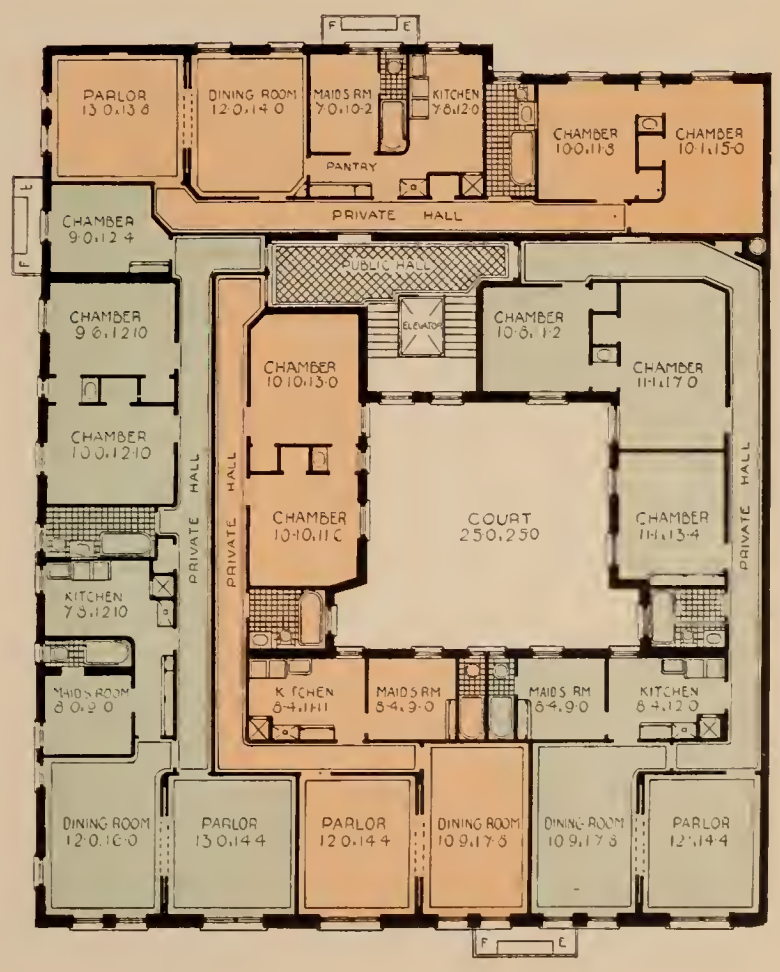


Built by
W. F. ROHRIG
1904

GEO. F. PELHAM
Architect



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

MONTALVO COURT

N. W. CORNER ST. NICHOLAS AVENUE AND 146th STREET

SO situated as to command an enjoyable outlook of St. Nicholas Park, with Greater New York in the distance. One block from the 145th street crosstown, Amsterdam and Eighth avenue surface lines, and within three blocks of the Subway station.

THE BUILDING is of French Renaissance in style. Size, 75 feet by 90 feet; on plot, 75 feet by 100 feet.

APARTMENTS are of four, five and six rooms, and have all the appliances of a modern, first-class apartment house. Parlors and libraries are in mahogany; dining rooms and chambers in oak.

Rents from $480 to $1,200.



Built by
GEORGE DOCTOR
in 1906

LORENZ WEIHR
Architect



(St. Nicholas Avenue)

PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

HAMILTON COURT

HAMILTON PLACE, BETWEEN 143rd AND 144th STREETS



Built by
JOHN V. SIGNELL CO.
1906-08

NEVILLE & BAGGE
Architects

WHILE in the very heart of the Metropolis, the proximity to Riverside Drive, Colonial and St. Nicholas Parks and the adjacent avenues and streets, with beautiful shrubbery, grass plots and trees, make the location one of the most attractive and the most healthful in the great city. Amsterdam avenue, New York's longest straight avenue, forms a broad plaza at this point, with the intersection of Hamilton Place. Four car lines pass over this avenue. The Subway, Sixth and Ninth avenue elevated are near at hand.

HAMILTON COURT NORTH has seven apartments on a floor of five, six and seven rooms. Dimensions: 108 feet 6 inches on Hamilton Place by 125 feet on 144th street.

HAMILTON COURT SOUTH has seven apartments on a floor of four, five and six rooms.

Dimensions: 108 feet 6½ inches on Hamilton Place by 90 feet 2½ inches on 143rd Street, 132 feet on the north side.

The parlors are in white enamel, mahogany doors, dining rooms in Flemish oak with high paneled wainscoting. Floors are double, parquet finish. Conveniences: Oval porcelain basins, tubs and sinks, glass lined refrigerators, garbage closets, electric elevators, telephones, etc.

Rents from $660 to $924.

HAMILTON COURT NORTH

West 144th Street



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

HAMILTON COURT, SOUTH



143RD STREET

PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

WASHINGTON COURT

BLOCK FRONT
BROADWAY, 143rd TO 144th STREET



Built by
JOHN V. SIGNELL CO.
1906-08

NEVILLE & BAGGE
Architects

THE high altitude of Broadway at this point, with the sudden approach to the river down the very steep grade, effectually secure for all time an unobstructed view of the Hudson River and the cliffs beyond. While remote from the business world and noise, Washington Court is almost directly at the Subway station and but one block from four different surface car lines.

There are five apartments on a floor, consisting of six, seven and eight rooms. Parlors are in white enamel and doors mahogany finish. Dining rooms are in Flemish oak with high wainscoting and plate shelf. Other features are porcelain tubs, sinks and basins, garbage closets, glass lined refrigerators, long distance telephone, etc.

Dimensions: 200 feet on Broadway by 100 feet deep.

Rents from $860 to $1,150.

WASHINGTON COURT

Northeast Corner Broadway and 143rd Street.

Same Layout for Southeast Corner 144th Street, Only Reversed.



BROADWAY

PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

THE AMBASSADOR

SOUTHEAST CORNER MADISON AVENUE AND 97th STREET



Built by
C. M. SILVERMAN & SON
1904

NEVILLE & BAGGE
Architects

SITUATED one block from Central Park, entrance at 96th street, and in a neighborhood devoted exclusively to apartment houses and private residences of the refined and wealthy. Two blocks from the Third avenue elevated station. Madison avenue surface cars pass the door.

Four apartments on a floor, in suites of seven, eight and nine rooms and two baths. A few of the conveniences are a cedar closet in each apartment hardwood floors, hat racks, U. S. mail chute, electric call bells, telephone in each apartment, garbage closets, wall safes, electric call bell for janitor, etc.

Dimensions: 100 feet by 90 feet, on plot 100 feet by 100 feet.

Rents from $900 to $1,600.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

THE SAGUENAY AND THE CASTLETON

S. E. CORNER BROADWAY AND
143rd STREET

N. E. CORNER BROADWAY AND
142nd STREET



THE SAGUENAY

Built by
C. M. SILVERMAN & SON
1906

THE CASTLETON

NEVILLE & BAGGE
Architects

BY a fortunate combination of circumstances these elevator apartment house structures enjoy all the advantages of the most advanced of the apartment houses of the Metropolis, and have an outlook of the Hudson River and Palisades, which is clearly recognized by all as particularly delightful. They are easily accessible to the Subway, elevated and the Amsterdam avenue surface lines.

THE SAGUENAY has seven apartments on a floor, three of six rooms, two of five and two of four rooms.

Dimensions: 100 feet by 90 feet, on plot 100 feet by 100 feet.

THE CASTLETON has six apartments on a floor, three of five rooms, one of six, one of seven and one of eight rooms.

Dimensions: 100 feet by 90 feet, on plot 100 feet by 100 feet.

A few features: Parquet floors, shower baths, long distance telephone in every apartment, uniformed elevator and hall service, etc.

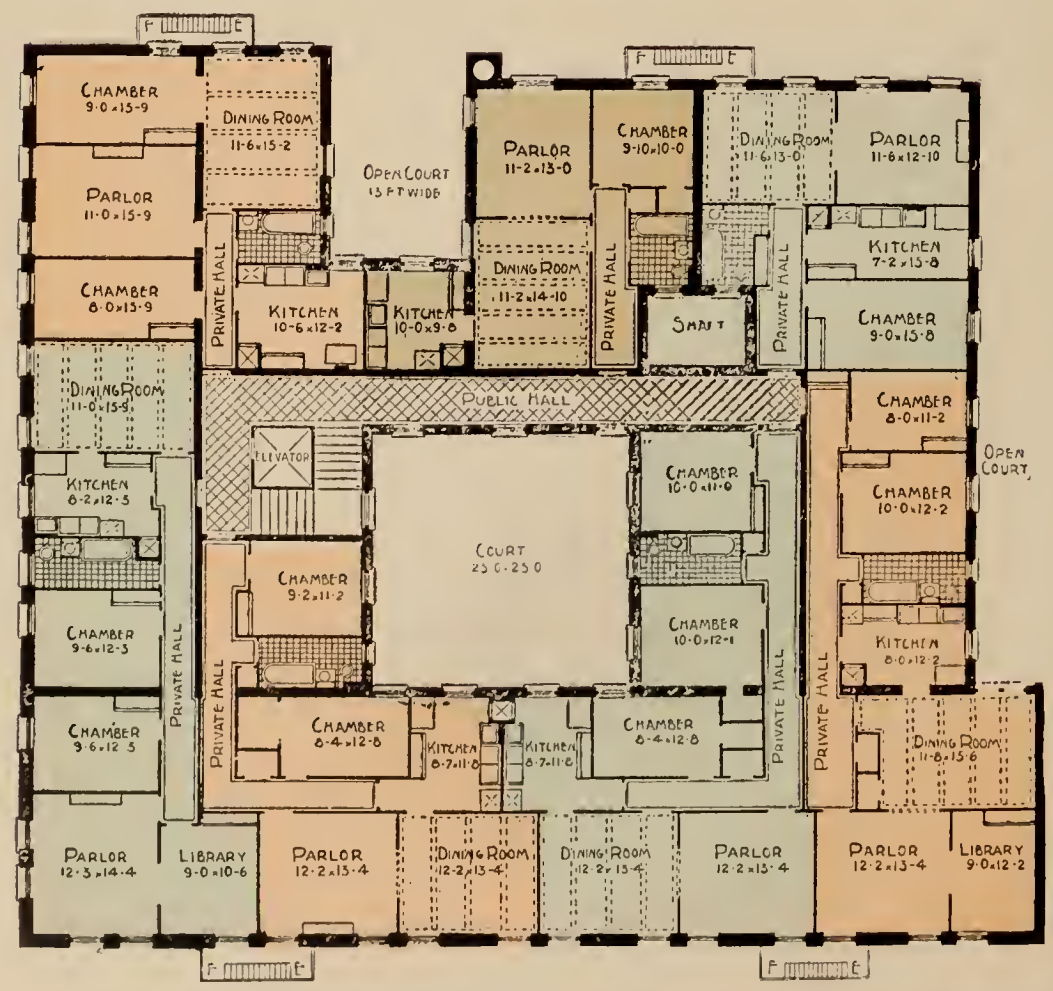
Rents from $400 to $1,000.

THE SAGUENAY



BROADWAY

PLAN OF FIRST FLOOR



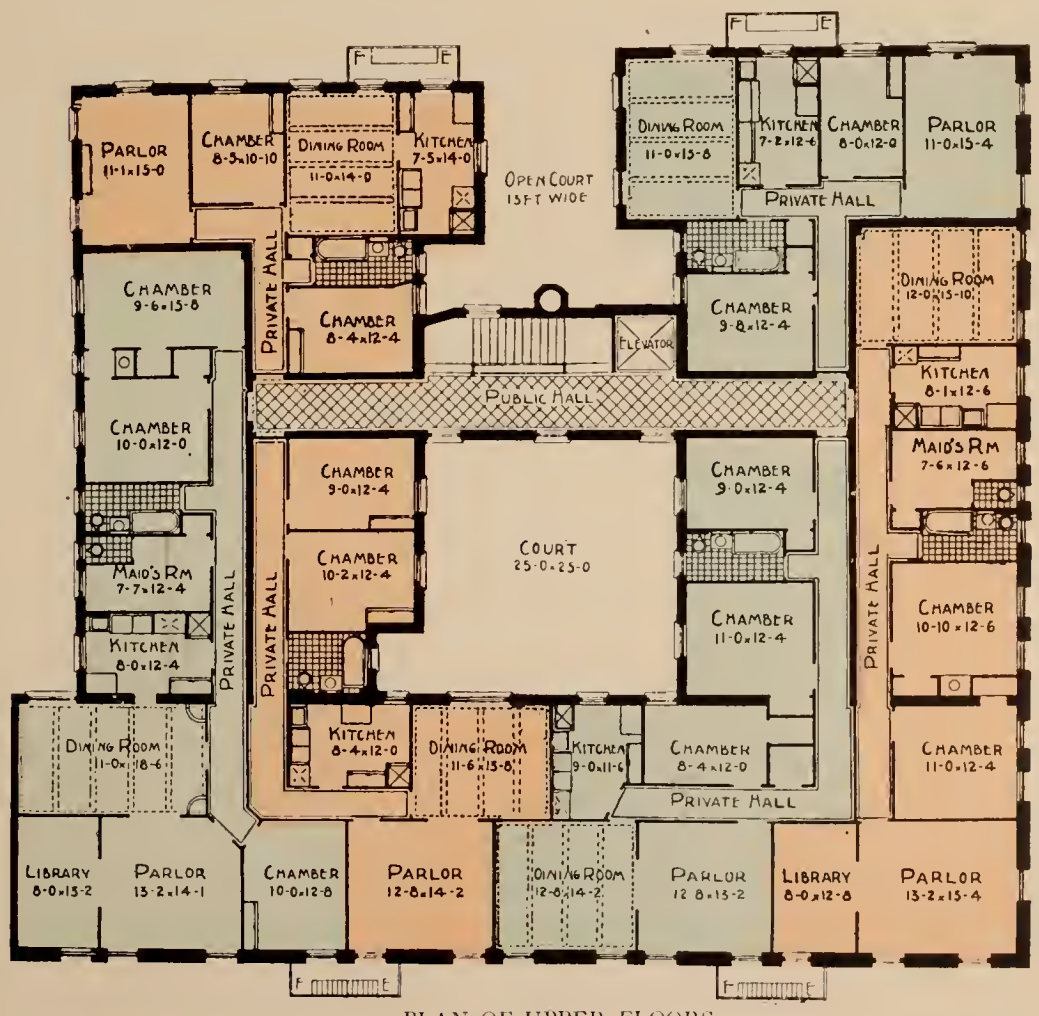
PLAN OF UPPER FLOORS

THE CASTLETON



BROADWAY

PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

THE ROCKCLYFFE, WINGATE HALL AND HIGHMOUNT

SOUTHEAST CORNER
BROADWAY AND 141st STREET

NORTHEAST CORNER
BROADWAY AND 140th STREET

572-574
WEST 141st STREET



HIGHMOUNT ROCKCLYFFE WINGATE HALL

Built by
THE INTERBOROUGH BUILDING CO.
1905

SCHWARTZ & GROSS—B N. MARCUS
Architects

SITUATED on a high elevation, one block from Riverside Drive, commanding a panoramic outlook over River, Park and Palisades, beautiful in its variety, extent and picturesqueness. Within easy access of the Subway and the Third, Amsterdam and 6th avenue and the 145th street surface lines.

THE ROCKCLYFFE has four apartments on a floor; suites of five, six and seven rooms on the lower floors, and five, six and eight rooms on the three upper floors. Dimensions: 70 feet on 141st street by 86 feet 11 inches on Broadway, on lot 99 feet 11 inches.

WINGATE HALL has six apartments on a floor; suites of four, five, six and seven rooms, so laid out that one additional room may be added to the four-room apartments. Dimensions: 99 feet 11 inches on Broadway, 90 feet deep on 140th street, on lot 100 feet deep.

HIGHMOUNT has four apartments on a floor; suites of four, five and six rooms. Dimensions: 50 feet front by 86 feet 11 inches deep, on plot 99 feet 11 inches deep.

All the latest conveniences installed.

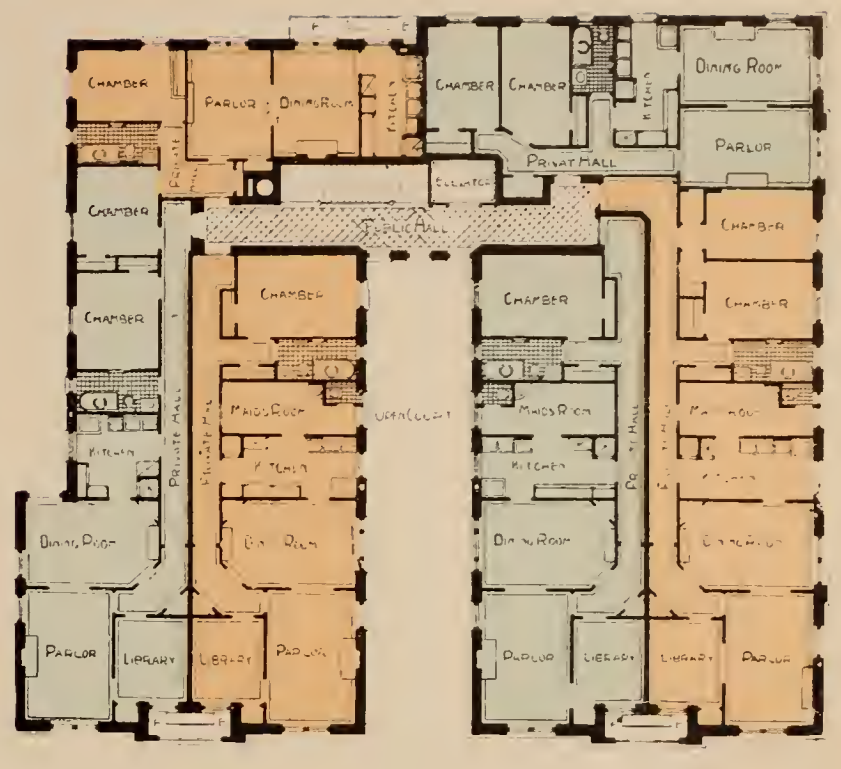
Rents from $480 to $780.

WINGATE HALL



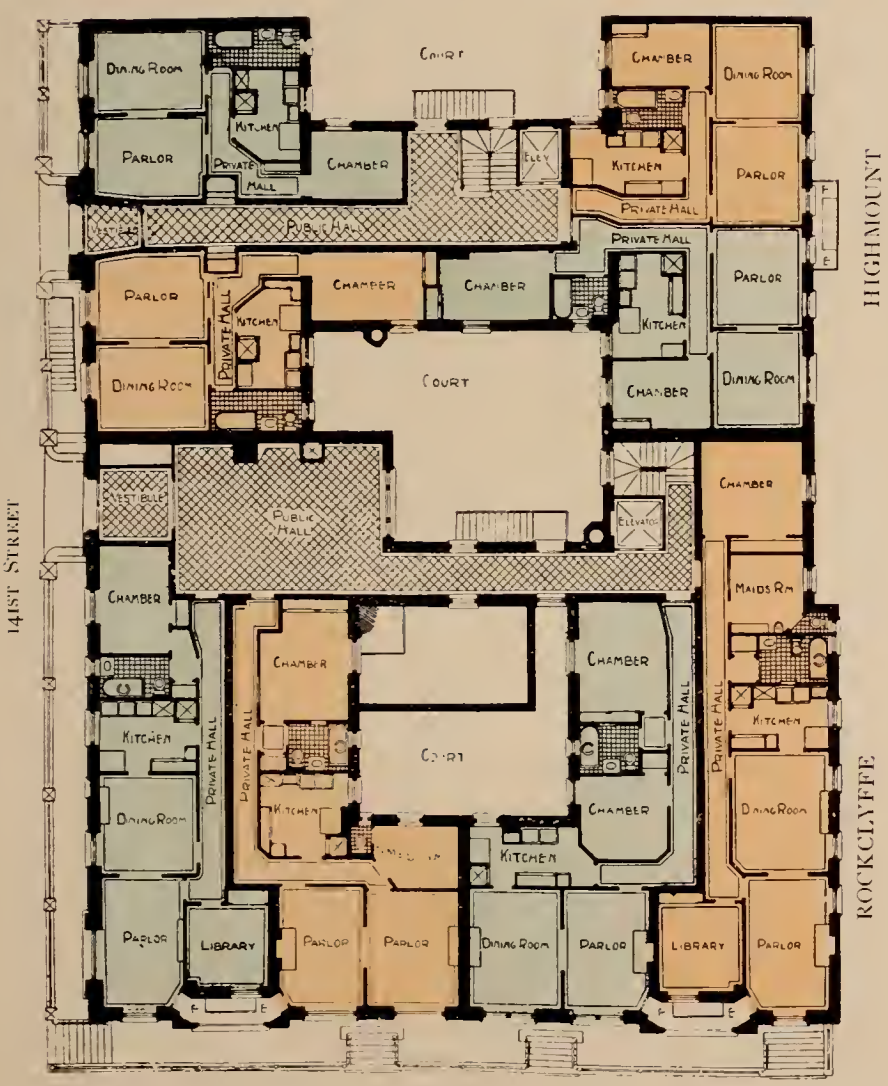
BROADWAY

PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

THE ROCKCLYFFE AND HIGHMOUNT



BROADWAY

PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

THE SAXONIA

NORTHWEST CORNER BROADWAY AND
136th STREET



Built by
THE TIMES REALTY AND CONST. CO.
1907

NEVILLE & BAGGE
Architects

BUILT on high ground, the center of a neighborhood devoted exclusively to apartment houses of the highest grade, colleges, and private dwellings of the cultured and wealthy, and fronting the broad plaza formed by the intersection of Broadway, 136th street and Hamilton Place. The sudden approach to the Hudson River down the steep grade of 136th street, secures an unobstructed outlook over the Hudson River and Palisades. Almost directly at the Subway station, and one block of several West Side car lines.

Suites of four, five, six and seven rooms; seven apartments on a floor. Parlors and libraries are in birch and dining rooms paneled in antique oak. Glass lined refrigerators, garbage closets, shower baths, telephone, etc.

Dimensions: 99 feet 11 inches on Broadway by 100 feet deep.

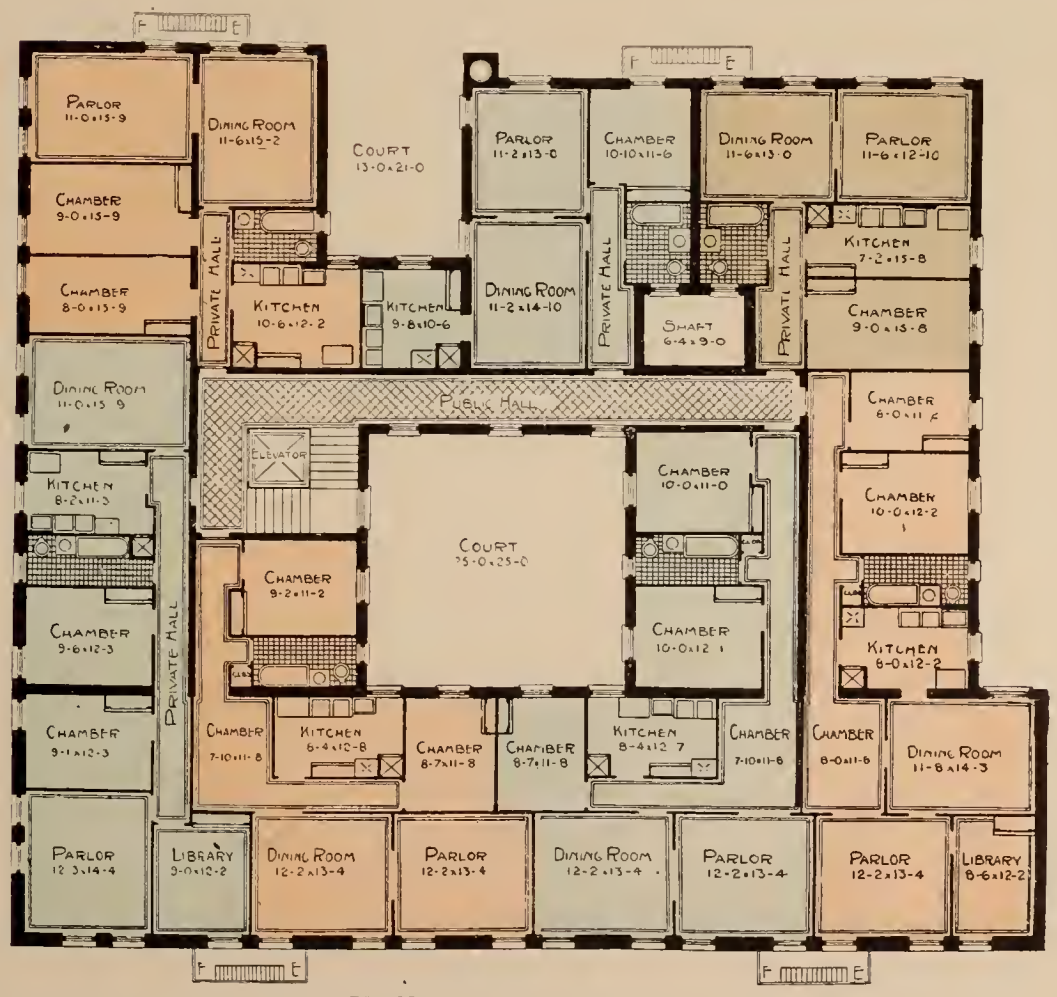
Rents from $540 to $960.

THE SAXONIA



BROADWAY

PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS



Built by
TRANSIT REALTY CO.

EMERY ROTH
Architect

BING & BING
1906

CROMWELL APARTMENTS

NORTHEAST CORNER RIVERSIDE DRIVE AND 137th STREET

JUSTLY regarded as one of the finest locations on Washington Heights, where pure air and perfect drainage is a guarantee, and from which the view is one of surpassing grandeur. One and two blocks from the 137th street Subway station and several West Side car lines.

APARTMENTS—Seven on a floor, in suites of four, five, six, seven and eight rooms. Shower baths, garbage closets, mail chute, telephone in each apartment, electric elevator, etc.

Dimensions: 102 feet by 116 feet by 104 feet.

Rents from $480 to $1,500.



RIVERSIDE DRIVE

PLAN OF FIRST FLOOR

137TH STREET



PLAN OF UPPER FLOORS



Built by
TRANSIT REALTY CO.
BING & BING, 1906

EMERY ROTH
Architect

CROMWELL APARTMENTS

NORTHWEST CORNER BROADWAY AND
137th STREET

DIRECTLY at the Subway station and one block from several surface car lines. Immediately above and overlooking the Hudson River and its beauties.

APARTMENTS—Seven on a floor, in suites of four, five, six, seven and eight rooms.

Shower baths, flush valve toilets, mail chute, telephone in every apartment, garbage closets.

Dimensions: 100 feet by 125 feet.

Rents from $480 to $1,500.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS



Built by
CHARTER CONSTRUCTION CO.
BING & BING, 1907

EMERY ROTH
Architect

LESLIE COURT

SOUTHWEST CORNER BROADWAY AND 137th STREET

THE many advantages of this location is apparent in the foregoing description. As to accessibility, it is immediately at the Subway station and near many surface car lines.

Seven apartments on a floor, in suites of four, five, seven, eight and nine rooms. Nine-room apartments have two baths, other apartments excepting the four-room have separate servants' toilets.

Flush valve toilets, garbage closets, electric noiseless elevator, etc.

Dimensions, 100 feet by 125 feet.

Rents from $480 to $1,500.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

THE ROYAL ARMS

SOUTHWEST CORNER BROADWAY AND 138th STREET



Built by the
LEVY & WEINSTEIN REALTY
AND CONSTRUCTION CO.

THAIN & THAIN
Architects

RIVERSIDE DRIVE and the Hudson River are close by and an unobstructed panoramic view is assured. One block from the Subway and several surface lines.

APARTMENTS of five, six and seven rooms; six suites on a floor. Parlors are in mahogany, dining rooms in Flemish oak; stein shelving. Conveniences: Shower baths, porcelain basins, tubs and sinks, garbage closets, telephone, opal glass lined refrigerators, electric lights, U. S. mail chute, roof garden.

Dimensions : 100 feet by 100 feet.

Rents from $660 to $924.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

HAWARDEN HALL

2100-2106 FIFTH AVENUE
NORTHWEST CORNER 129th STREET



Built by
A. HOROWITZ & SON
1908

SAMUEL SASS
Architect

LOCATED just north of 125th Street, Harlem's great shopping centre, and its crosstown lines; one block from the Madison and Lenox avenue cars, and a short distance from the Lenox avenue division of the Subway. Mt. Morris, Morningside and Central Parks are near at hand.

There are six apartments on a floor; one of five rooms, two of six, two of seven and one of eight rooms. The seven and eight room apartments have separate servants' toilets.

All plumbing and plumbing fixtures, woodwork or trim, flooring, etc., of the latest and finest material. Every convenience found in high class apartments are installed.

Dimensions: 100 feet by 110 feet.

Rents from $600 to $1,500.

HAWARDEN HALL



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

ST. FRANCIS COURT

NORTHEAST CORNER RIVERSIDE DRIVE AND
135th STREET



Built by
JOHN V. SIGNELL CO.
1904-5

NEVILLE & BAGGE
Architects

HERE Riverside Drive gracefully curves from the Viaduct, branching two ways, along the river and up 135th street, connecting with Broadway. This gives St. Francis Court one of the choicest corners on the Drive and a superb view for more than twenty miles of the Hudson River and the hills of New Jersey.

The Subway renders the accessibility all that can be desired, while the Amsterdam avenue surface cars, two blocks east, transfer to any part of the city.

APARTMENTS: Six on a floor, in suites of five, six, seven and eight rooms. Finish is in hardwood, oak, mahogany and curly birch. Chambers are in white enamel, mahogany finished doors.

Equipment: Gas and electric light, long distance telephone in each apartment, etc.

Dimensions: 102 feet on Riverside Drive by 125 feet on 135th street.

Rents from $720 to $1,500.

ST. FRANCIS COURT



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

IRVING ARMS

NORTHEAST CORNER RIVERSIDE DRIVE AND
94th STREET



Built by
FREEDMAN & MATZ
1908

HENRY O. PELTON
Architect



VIEW LOOKING SOUTH

The building is seven stories in height and absolutely fireproof, having four apartments on a floor of eight and nine rooms and three baths.

Some of the special features are: A pneumatic renovating and cleaning apparatus, electrical attachments for lamps in main chambers, parlors and libraries, a drying apparatus in basement; two separate heating and hot water plants are installed, one of which is held in reserve at all times pending possible mishap to the one in operation.

Size, 76 feet 6 inches front by 139 feet on street.

Rents from $1,800 to $2,200.

THIS location, on the high shore of the Hudson, commanding extensive views of the River and surroundings, surely is ideal. It would be superflous to add that the situation is healthful in every particular—a glance at the accompaning illustrations speak for themselves.

Surface cars, the Subway express station at 96th street, the Grand Central station within ten minutes, are at the command of tenants, and yet there is absolute quiet and seclusion from the noise and annoyance of the great city.



VIEW LOOKING NORTH

IRVING ARMS



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

THE KINGS COLLEGE APARTMENTS

NORTHWEST CORNER AMSTERDAM AVENUE AND 122nd STREET



Built by
HERMAN FICHTER
1906

NEVILLE & BAGGE
Architects

THE KINGS COLLEGE is situated directly opposite Morningside Park and the old Revolutionary fort and on historic ground of the battle of Harlem Heights. The view over the Park and Cathedral Heights is considered superb.

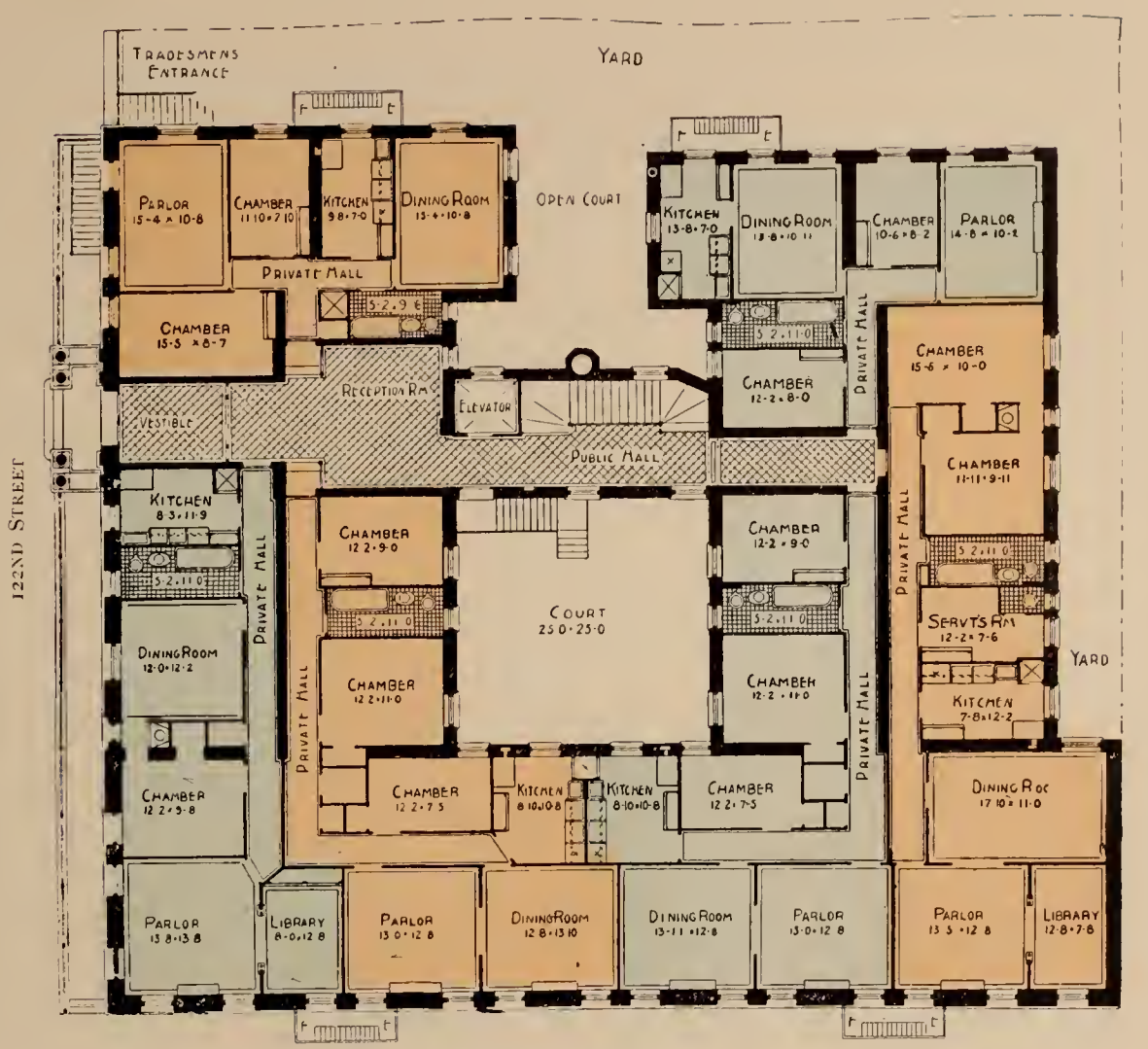
The Subway, Sixth and Ninth avenue elevated stations and the Broadway surface cars are near by, while the Amsterdam avenue line passes the house.

APARTMENTS: Six on a floor, of five, six and seven rooms. Features: Porcelain tubs, sinks and basins.

Dimensions, 100 feet by 100 feet 11 inches.

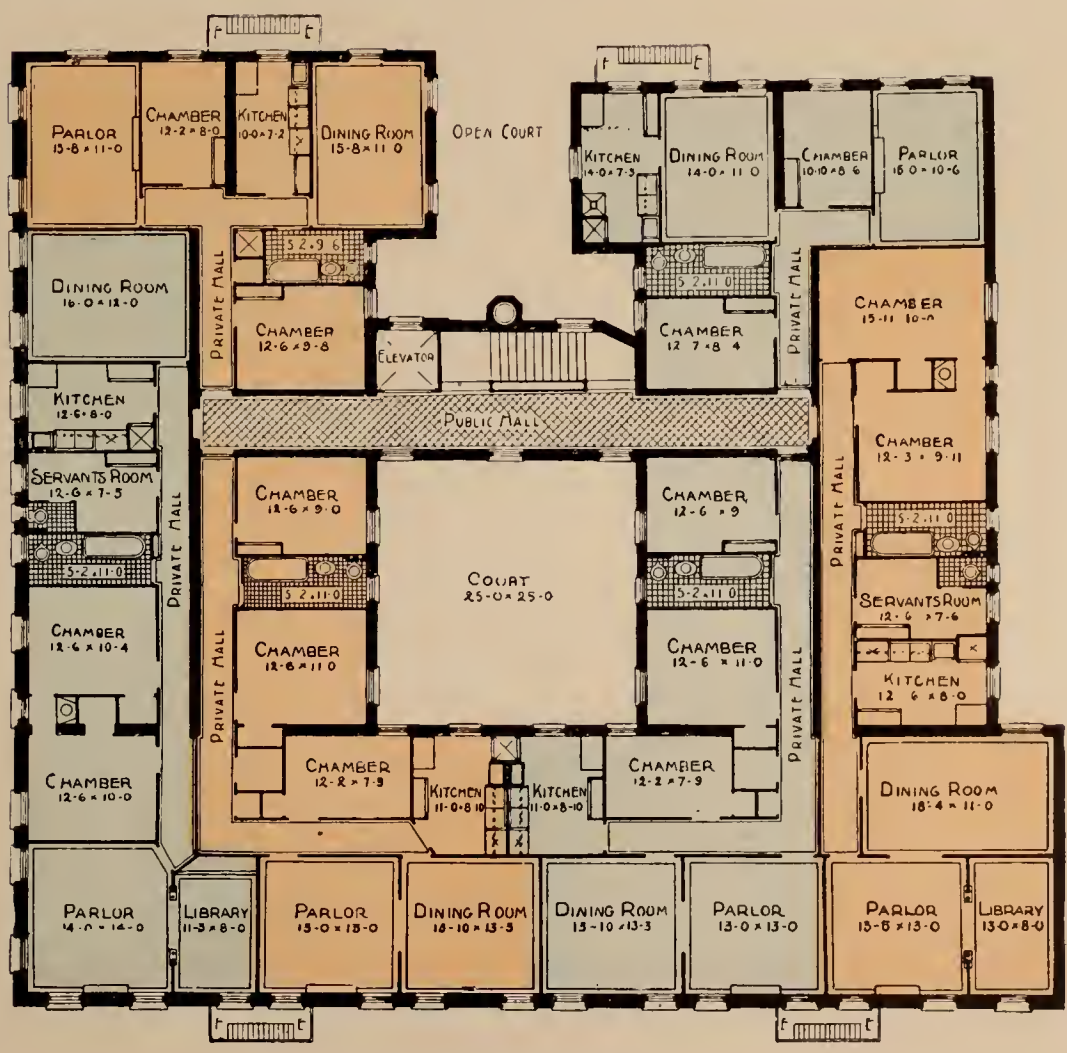
Rents from $600 to $1,020.

THE KINGS COLLEGE



AMSTERDAM AVENUE

PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

REGENT HALL

NORTHEAST CORNER BROADWAY AND 123rd STREET



Built by
NICHOLAS CONFORTI, C. E.
1907-8

NICHOLAS CONFORTI
Architect

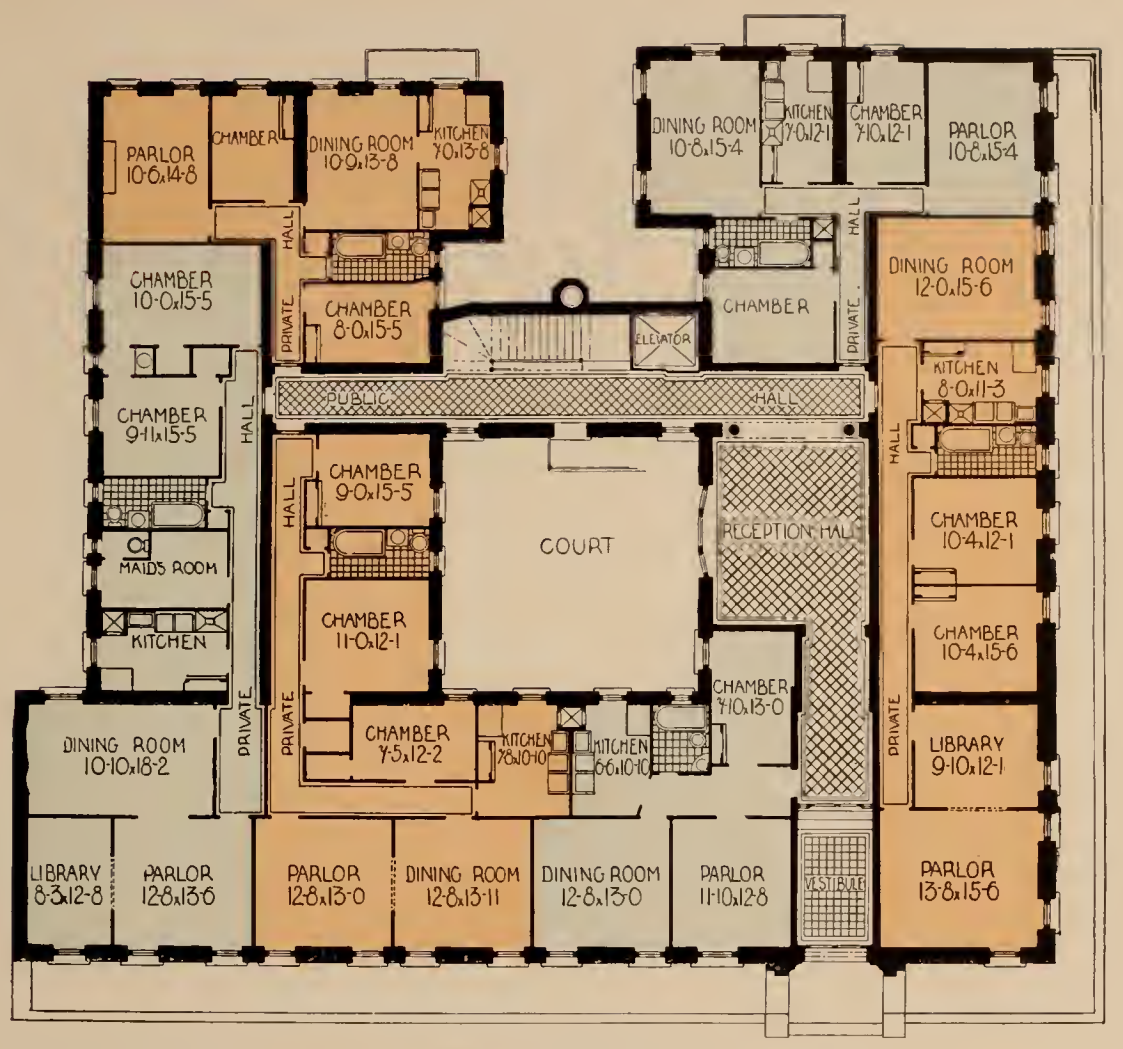
SITE: A neighborhood of many historical spots of interest, close by Riverside Drive, Grant's Tomb, Columbia, Barnard and Teachers' colleges and other famous institutions of learning. The view of the Hudson River from here is considered most delightful. The Regent can be easily reached by the Subway, the Sixth and Ninth avenue elevated, the 125th street crosstown and Amsterdam avenue surface lines, or the Broadway cars, which pass the door.

There are six apartments on a floor, in suites of four, five, six, seven and eight rooms, and extra servants' toilets. Parlors and libraries are finished in mahogany, dining rooms in antique oak. The conveniences are of the best and latest methods now employed in high class apartment houses of this type Opal glass lined refrigerators, porcelain plumbing fixtures, long distance telephone in each apartment, uniformed elevator and hall service.

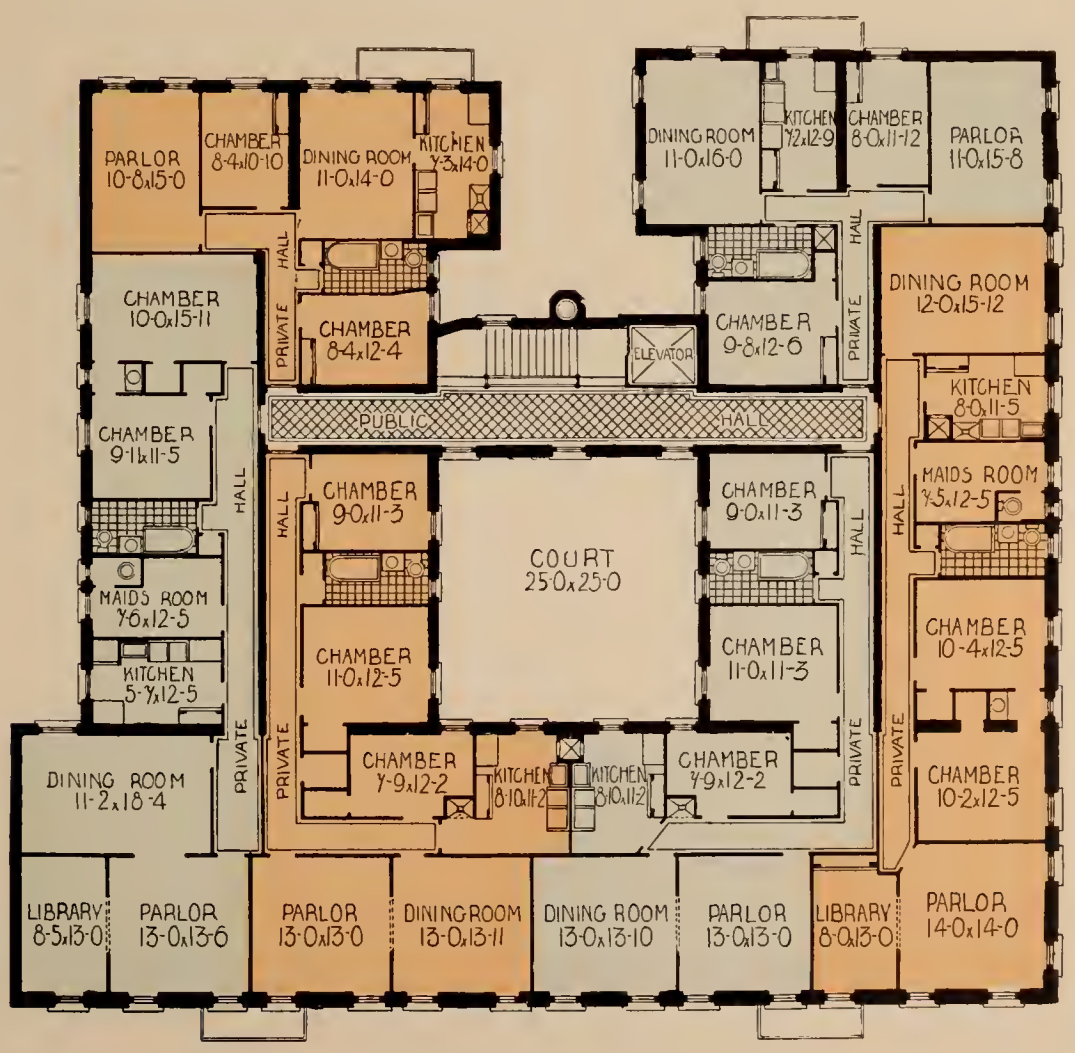
Dimensions: 100 feet by 100 feet.

Rents from $384 to $1,200.

REGENT HALL



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

CRESCENT COURT

SOUTHWEST CORNER CLAREMONT AVENUE AND
127th STREET



Built by
CHARLES HENSLE
1905

NEVILLE & BAGGE
Architects

LOCATED within one hundred feet of Riverside Drive and close by Grant's Tomb, Columbia, Barnard, Horace Mann, Teachers' and other colleges. One block from the Subway station, Broadway and 125th street crosstown surface cars. Also within three blocks of the 130th street landing of the Albany Day Line and Coney Island steamboats.

Ten apartments on a floor; two of four rooms, two of five rooms, and one of seven rooms.

Features : U. S. mail chute, hardwood trim, cabinet finish, tiled baths and porcelain plumbing fixtures, tile lined refrigerators.

Dimensions : 150 feet on Claremont avenue by 91 feet on 127th street.

Rents from $420 to $900.

127TH STREET



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

ARTHUR HALL

NORTHEAST CORNER 96th STREET AND MADISON AVENUE



Built by
ARTHUR E. SILVERMAN

GEO. F. PELHAM
Architect

NEIGHBORHOOD composed of high-class apartment houses and private dwellings of the wealthy. Within one block of the 96th street entrance to the east driveway of Central Park; accessible to elevated road; the Madison avenue surface cars, which transfer to all parts of the city, pass the house.

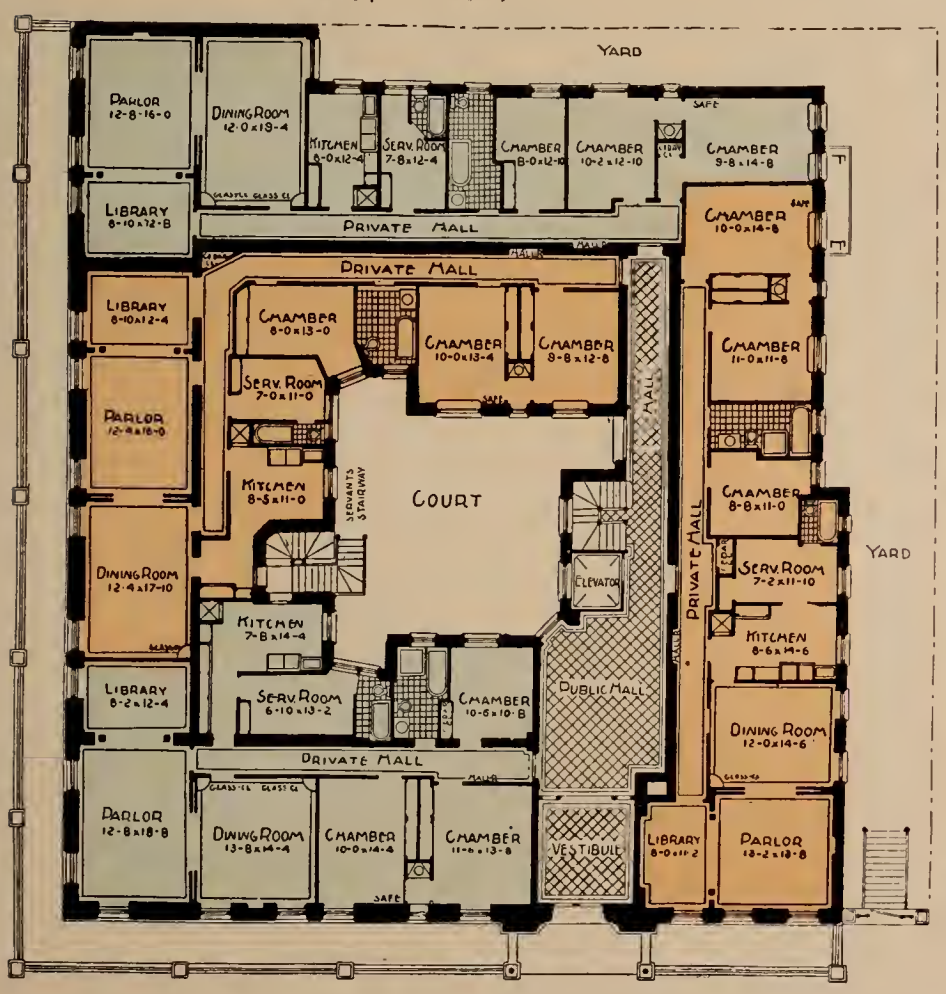
Four apartments on a floor, in suites of eight and nine rooms, two baths and butlers' pantries.

Parlors and libraries are paneled in Louis XVI style. Dining rooms are paneled seven and one-half feet with wainscoting, have beamed ceilings and art glass closets with glass shelves. The apartments are finished in different colored woods, such as mahogany, birdseye maple, curly birch, red birch, white enamel, dark oak and quartered oak. Parquet floors; bath room walls and floors are tiled; Naturo closets, shower and receptor, nickel fitting, porcelain plumbing fixtures, tiles and glass lined refrigerators, interior electric call bell and the Metaphone system; separate servants' entrance to apartments.

ARTHUR HALL contains a ball room for the special convenience of tenants.

Dimensions: 110 feet 10 inches on Madison avenue by 100 feet on 96th street.

Rents from $1,400 to $1,600.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

LA TOURAINE AND MONT CENIS

46 AND 50 MORNINGSIDE DRIVE



Built by
PATERNO BROS.
1906-7

SCHWARTZ & GROSS
Architects

LOCATED on Cathedral Heights, commanding an outlook for miles over Morningside and Central Parks, extending to Long Island Sound. Within one and one-half blocks of the Cathedral of St. John the Divine and Columbia University.

The Subway, the Sixth and Ninth avenue elevated and all West Side surface lines are within one and two blocks of the buildings.

Each structure is six stories in height above the basement. The architecture is Parisian, strikingly pleasing in its simplicity and not disfigured by projecting fire escapes.

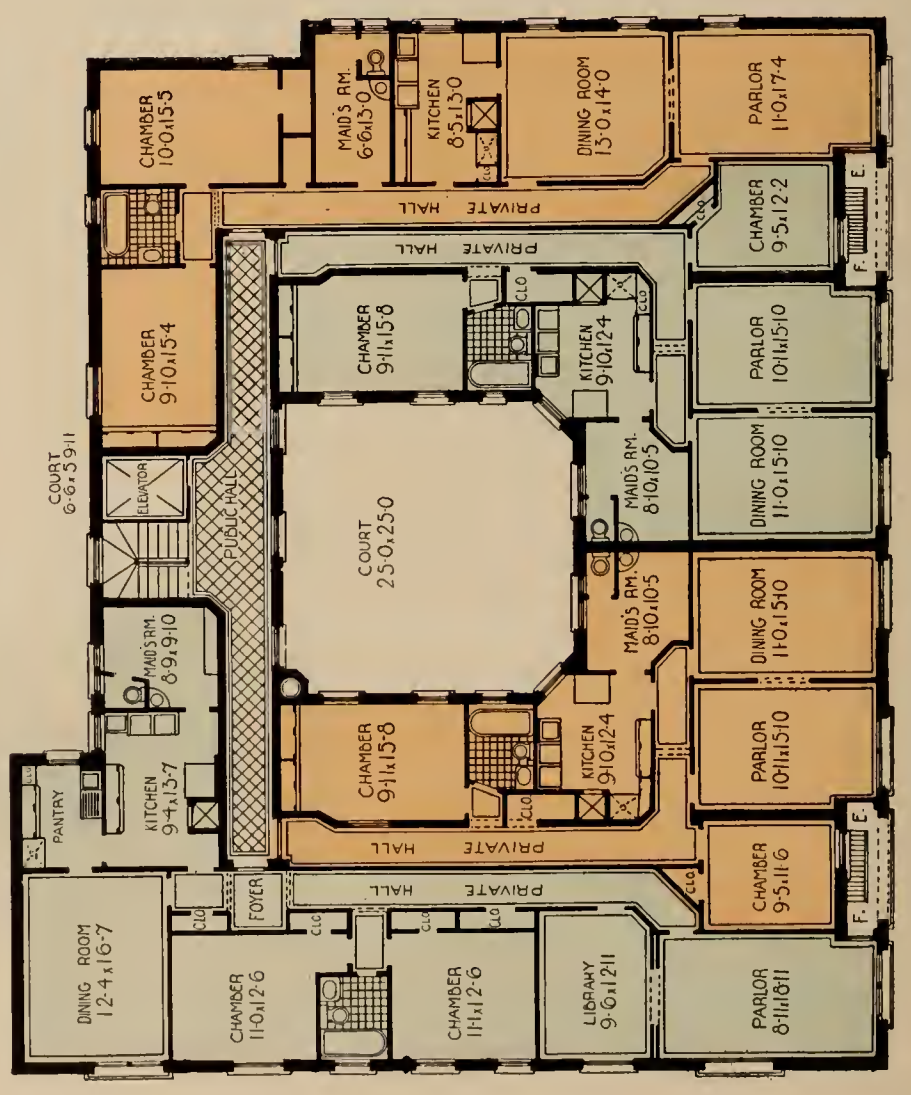
APARTMENTS—There are suites of six, seven and eight rooms and extra servants' toilets. Every new and desirable feature and improvement has been embodied in the construction of these buildings.

THE LA TOURAINE has a frontage of 100 feet on the Drive by 93 feet on the street, and rents from $1,000 to $1,300.

THE MONT CENIS has a frontage of 100 feet on the Drive by 100 feet on the street, and rents from $1,000 to $1,600.



TYPICAL FLOOR PLAN OF THE MONT CENIS
50 MORNINGSIDE DRIVE WEST, SOUTHWEST CORNER OF 116TH STREET



TYPICAL FLOOR PLAN OF LA TOURAINE
46 MORNINGSIDE DRIVE WEST, NORTHWEST CORNER OF 115TH STREET



Built by
JACOB ZIMMERMAN

BUCKMAN & FOX
Architects

THE RIVERVIEW

SOUTHWEST CORNER BROADWAY AND 149th STREET

THE situation of The Riverview is regarded as among the most favored on Washington Heights. The high altitude of Broadway at this point gives the rear apartments an extensive outlook of the Hudson River and surrounding country.

Located a short distance from the Subway and one block from four surface car lines.

Six apartments on a floor, in suites of six, seven and eight rooms.

Dimensions: 100 feet by 100 feet.

Rents from $600 to $1,000.



PLAN OF UPPER FLOORS

TUXEDO COURT

30-34 EAST 128th STREET

SITUATED on the southwest corner of Madison Avenue and 128th Street, convenient to the Third, Sixth and Ninth avenue elevated roads, the 125th street crosstown surface line, the Subway and the New York Central Railroad station at 125th street.

APARTMENTS are arranged four on a floor, of four, five and seven rooms. Features: Glass lined refrigerators, porcelain basins, tubs and sinks, open nickel plumbing, double noiseless floors, telephone, electric elevator, etc.

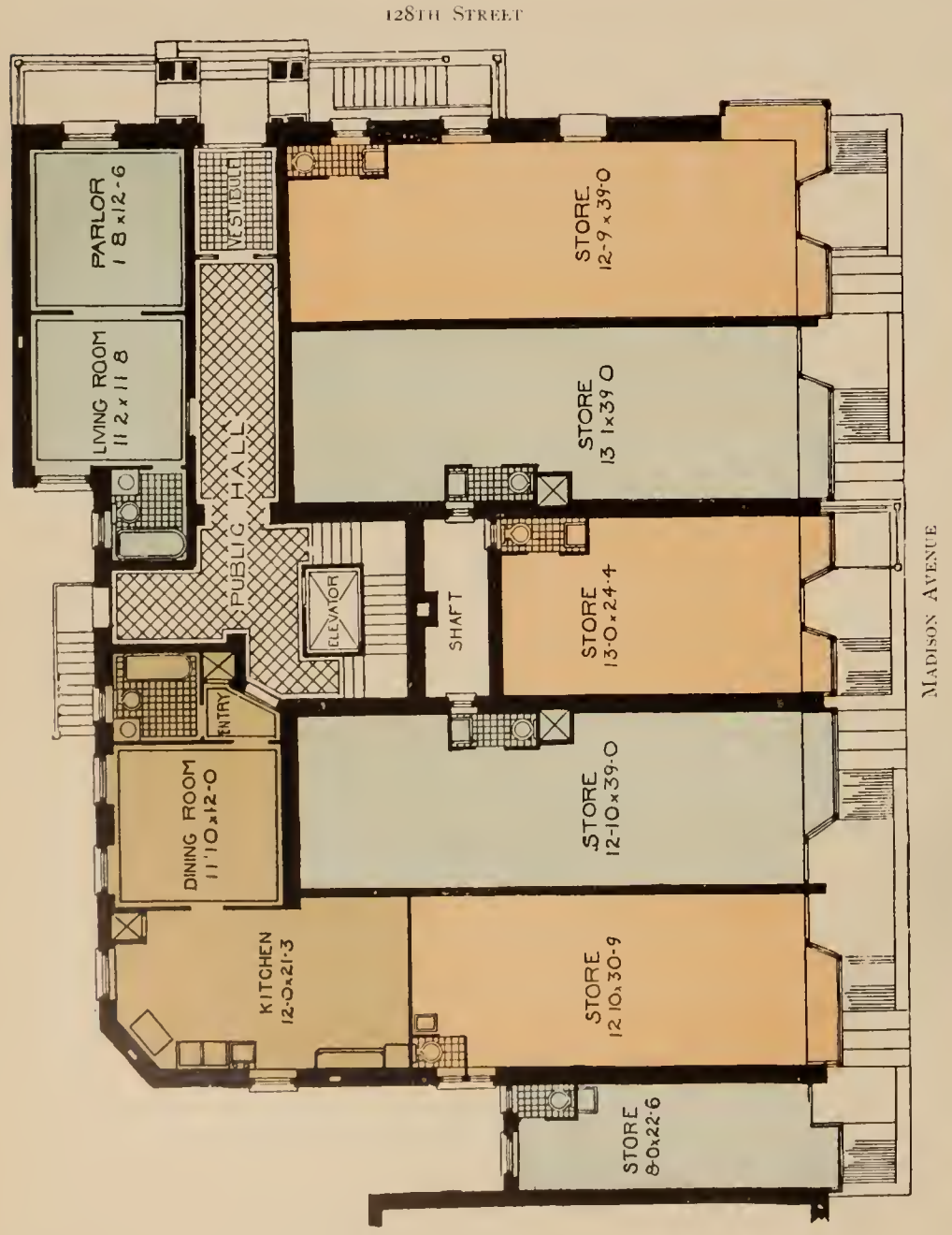
Dimensions: 80 feet on Madison avenue by 60 feet on 128th street.

Rents from $420 to $800.



Built by
C. M. SILVERMAN & SON
1904

NEVILLE & BAGGE
Architects



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS



Built by
ANDREW J. KERWIN

S. B. OGDEN & CO.
Architects

THE ELIZABETH

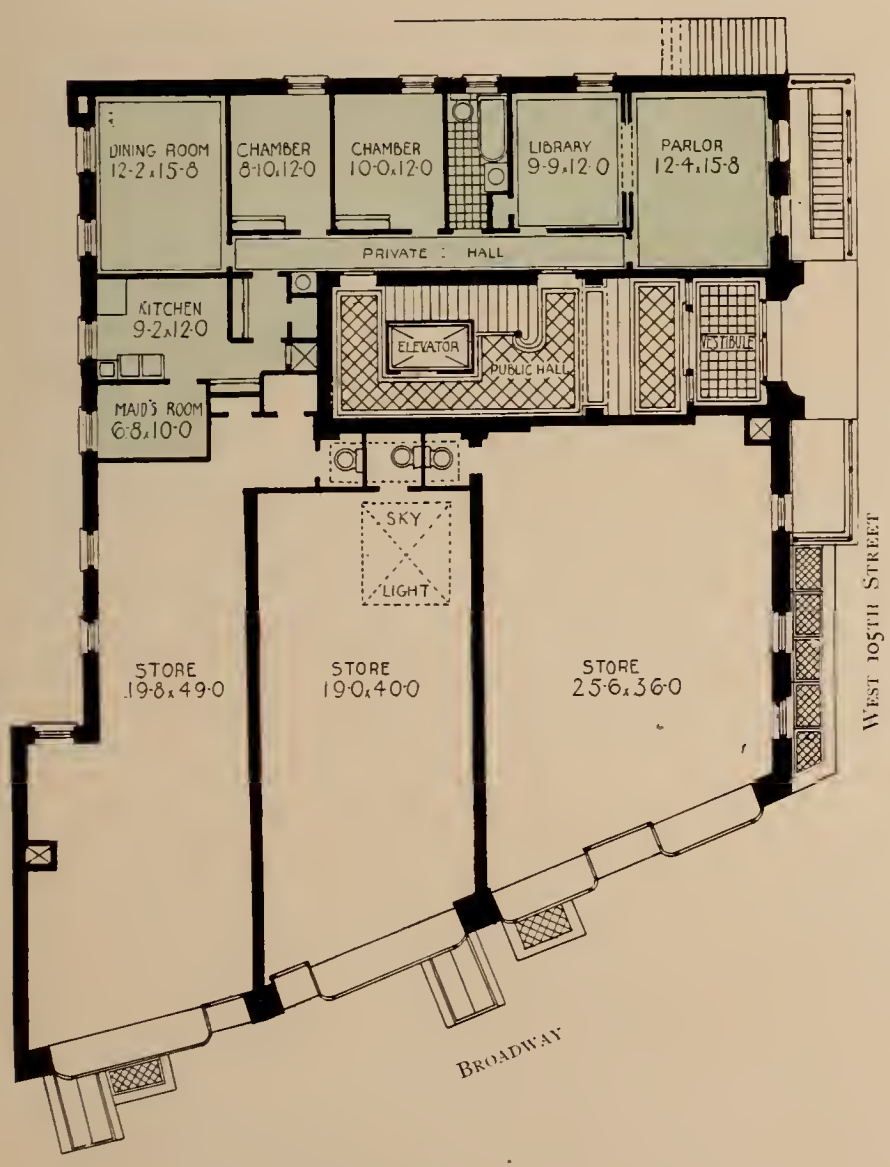
SOUTHWEST CORNER BROADWAY AND 105th STREET

CENTRALLY located; two blocks from the Subway station and the Seventh avenue and Broadway surface lines, one block from the Amsterdam and Sixth avenue cars. Riverside Drive two blocks distant.

Three apartments on a floor, consisting of seven and eight rooms and bath. All trim is of selected hardwood, cabinet finish; porcelain tubs and sinks, glass lined refrigerators, tiled baths, etc.

Size, 75 feet on the street by 78 feet on Broadway, 88 feet on the south by 65 feet on the north.

Rents from $850 to $960.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

RHINELAND COURT

SOUTHEAST CORNER RIVERSIDE DRIVE AND 97th STREET



Built by
ROBERT T. LYONS
1907

ROBERT T. LYONS
Architect

LOCATED on one of the most desirable corners on Riverside Drive, commanding an extensive view of more than twenty miles of the Hudson River and Palisades.

The Subway express station at 96th street and the Broadway, Seventh avenue and Amsterdam avenue lines are but one and two blocks from the building.

APARTMENTS are laid out three on a floor, in suites of five, seven and nine rooms. The nine-room apartments have two baths, the five and seven-room suites one bath and extra servants' toilet. They are equipped with all the latest conveniences. Laundry and drying room in basement, garbage closets in kitchens, long distance telephone in each apartment.

Size of building, 75 feet by 107 feet by 110 feet.

Rents from $1,000 to $2,300.

RHINELAND COURT



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS



Built by the
GROSS AND HERBENER
REALITY AND CONSTRUCTION CO.

NEVILLE & BAGGE
Architects

THE GRAND VIEW

SOUTHWEST CORNER ST. NICHOLAS AVENUE AND 155th STREET

ONE hundred and fifty-fifth street is 100 feet wide, extending from the Hudson River over the Viaduct and across Central Bridge into the Bronx. St. Nicholas avenue is 120 feet wide, extending from Central Park, bisecting all West Side avenue, and connecting with Broadway at 167th street. A public school and library are located at 157th street and St. Nicholas avenue. The Subway, Sixth and Ninth avenue elevated and all West Side surface lines are within easy reach.

There are three apartments on a floor of eight rooms and two baths each. The parlors and libraries are finished in white enamel, dining rooms in oak, paneled and beamed ceilings. These latter two rooms have parquet floors, while all other rooms have hardwood polished flooring.

Each apartment has a long distance telephone, gas and electric light fixtures, and the plumbing and material used throughout the entire building is of the highest character to be found in modern apartment houses of this date.

THE BUILDING is six stories in height, on plot 80 feet 11 inches by 59 feet 3 inches by 102 feet 2½ inches.

Rents from $1,200 to $1,300.



WEST 155TH STREET
PLAN OF UPPER FLOORS

THE BRYN MAWR

SOUTHEAST CORNER AMSTERDAM AVENUE AND
121st STREET



Built by
I. RUTH
1905

MOORE & LANDSIEDEL
Architects

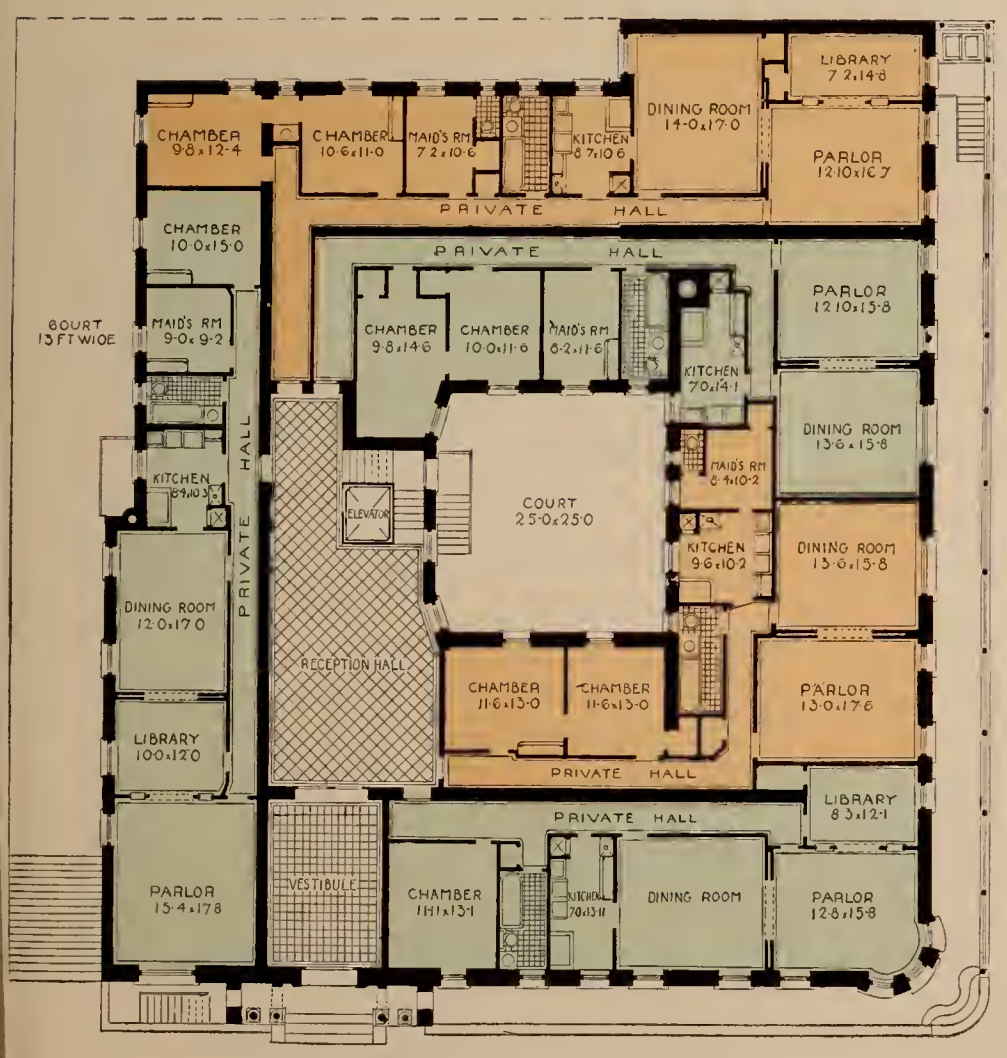
BEING situated on the high and healthy plateau known as Morningside Heights, within one block of Morningside Park to the east and two blocks of Riverside Park to the west and affording extended views of the Hudson River, Palisades and Long Island Sound. Convenient to the Subway, the 125th street crosstown and Broadway surface lines. The Amsterdam and Sixth avenue surface cars pass the door.

Five apartments on a floor, in suites of six and seven rooms and extra servants' toilet. Parlors and libraries are finished in mahogany, dining rooms in oak, antique finish.

Every apartment faces front, no rear, and are equipped in the latest methods as to comfort and convenience.

Size of plot, 100 feet by 100 feet.

Rents from $792 to $924.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS



Built by
WEST SIDE CONSTRUCTION CO.
1907-8

NEVILLE & BAGGE
Architects

THE EAST VIEW

MORNINGSIDE DRIVE AND 118th STREET

THE EAST VIEW is located on the highest point of Cathedral Heights. An unobstructed view for miles is assured over Morningside and Central Parks, while the view of Long Island Sound is especially pleasing, the distance lending enchantment to the scene. From the windows one can see the Cathedral of St. John the Divine, two blocks to the south and Columbia University to the west a similar distance. The Subway, the elevated and the surface lines are within easy reach and quickly transport one to the busy center of the city.

THE BUILDING has a frontage of 100 feet on the Drive by 80 feet on West 118th street, on plot 90 feet by 100 feet.

There are four apartments on a floor in suites of six and eight rooms. Every modern convenience has been installed.

Rents from $900 to $1,600.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS



Built by
THE HAWTHORNE BUILDING CO.
1907

GEO. F. PELHAM
Architect

THE ELBE

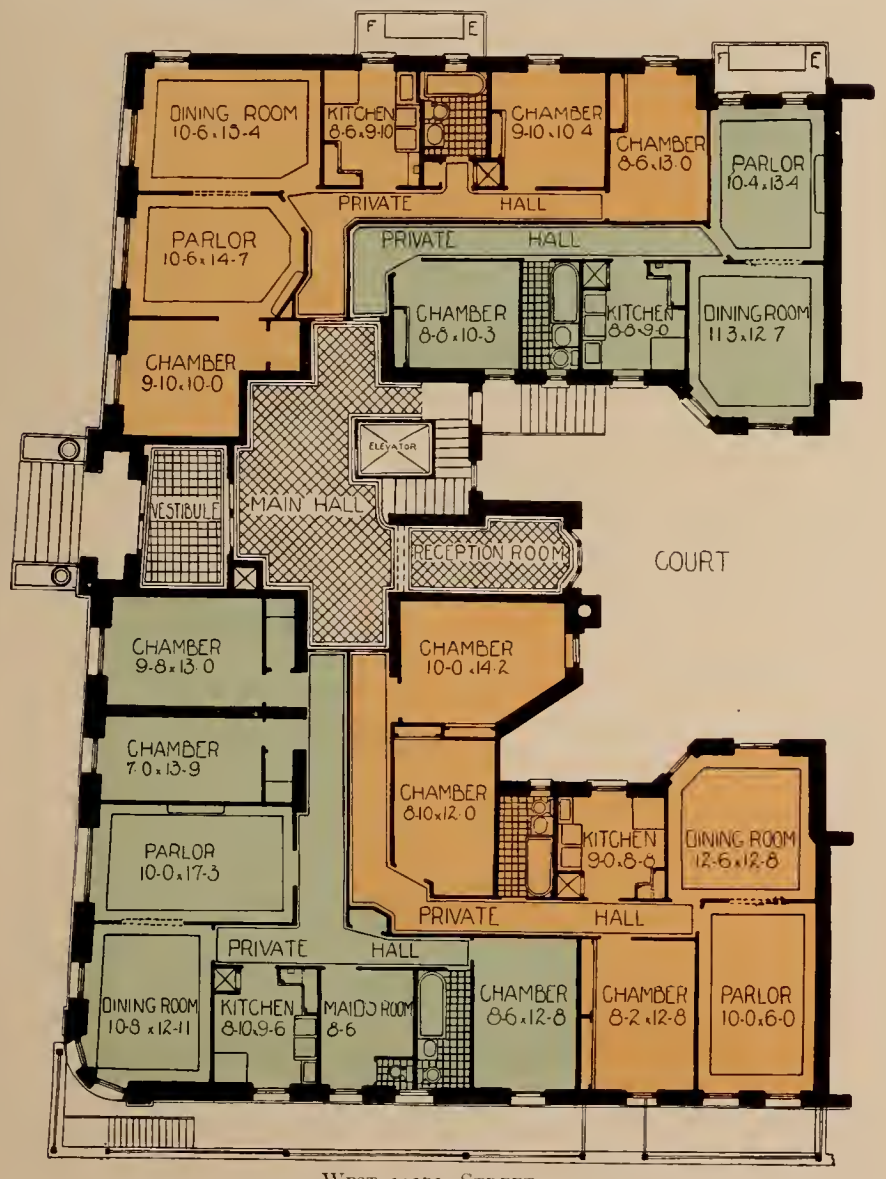
NORTHWEST CORNER RIVERSIDE DRIVE AND
143rd STREET

THESE apartments face Riverside Drive and the Hudson River at such an angle as to present a view up and down the river as far as the eye can reach. The neighborhood is most select, composed mainly of the highest class apartment houses and private dwellings. Located three blocks from the Broadway and 145th street Subway express station and two from the Amsterdam, Third and Sixth avenue surface lines.

THE BUILDING is six stories in height, with a frontage of 65 feet on the street by 100 feet on Riverside Drive.

There are five apartments on a floor, in suites of four, five, six and seven rooms, which are equipped with such conveniences as to assure true comfort. Parlors and libraries are in mahogany and dining rooms in oak, paneled with light wainscoting and Dutch shelving; a U. S. mail chute, private telephone and messenger call box are installed.

Rents from $40 to $100.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

HILLEL HALL



IRVING JUDIS
Builder, 1907

B. LEVITAN
Architect

HILLEL HALL, situated on the northwest corner of Amsterdam Avenue and 109th Street, is within one block of the prettiest section of Central Park and two of Riverside Drive and the Hudson River.

ACCESSIBILITY — The Amsterdam, Sixth and Ninth avenue lines pass the door, while the Sixth and Ninth avenue elevated and Subway express stations are within two blocks' distance.

THE BUILDING is six stories in height, with a front of white limestone, terra cotta and Roman brick. Size, 60 feet 10 inches by 90 feet, on plot 60 feet 10 inches by 100 feet.

APARTMENTS are of five and six rooms, with large foyer hall. The finish is of hardwood throughout, with soundproof floors. Dining rooms are in dark oak, high panel wainscoting and mirror mantels. Parlors are in curly birch. Bath rooms and kitchens contain the latest improvements, such as tiling, porcelain basins, tubs and sinks, glass lined refrigerators, etc. Electric elevator, telephone and telegraph call box in every apartment; uniformed hall and elevator service, etc.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

CHESTER HALL



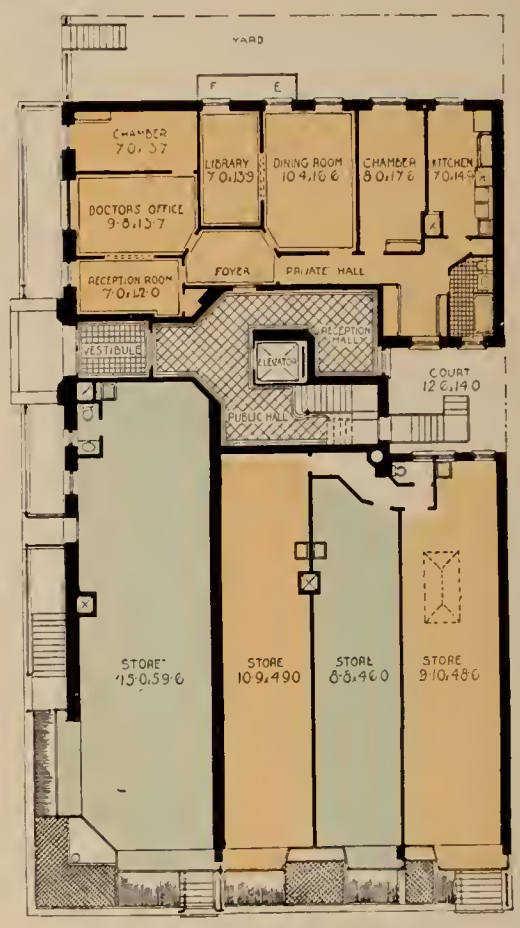
IRVING JUDIS
Builder, 1907

B. LEVITAN
Architect

CHESTER HALL is situated on the northwest corner of Amsterdam Avenue and 107th Street, two blocks south of Hillel Hall, and enjoys all of the above transit facilities and conveniences.

BUILDING is six stories in height, with front same as above. Size 50 feet 7 inches by 90 feet, on plot 50 feet 7 inches by 100 feet.

Rents from $540 up.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

THE KNICKERBOCKER

SOUTHWEST CORNER UNION AVENUE AND 158th STREET

LOCATED one block from the Prospect avenue express station of the Subway. Five apartments on a floor, consisting of two



suites of four rooms, two of five rooms and one of six rooms. Parlors and libraries are in red curly birch; dining rooms in Flemish oak wainscoting, capped with Dutch shelf; chambers are in white enamel, mahogany doors. Kitchens contain garbage closets, refrigerators, porcelain tubs and sinks and connections for electric irons. Chambers have wall safes. Size, 55 feet on Union avenue and Westchester avenue by 114 feet on East 158th street.

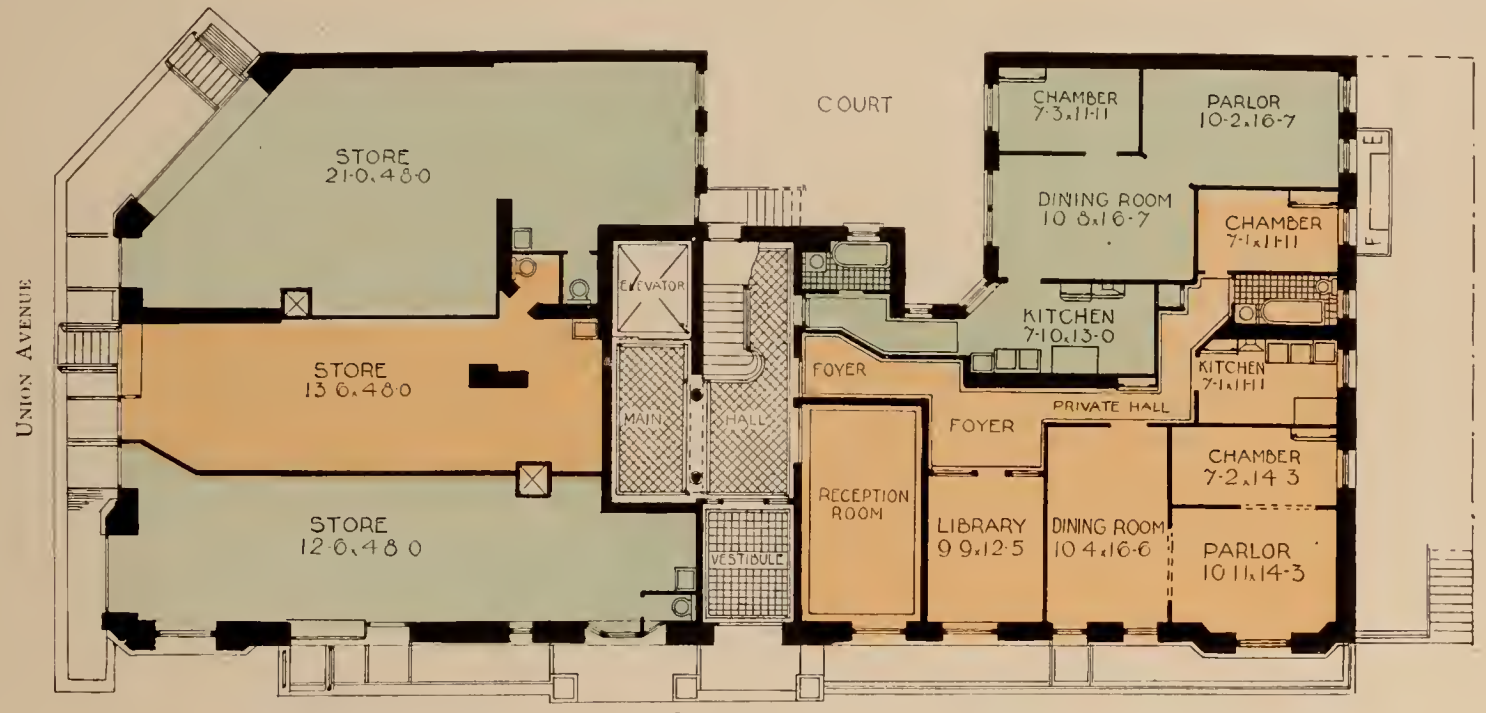
Rents from $360 to $540.



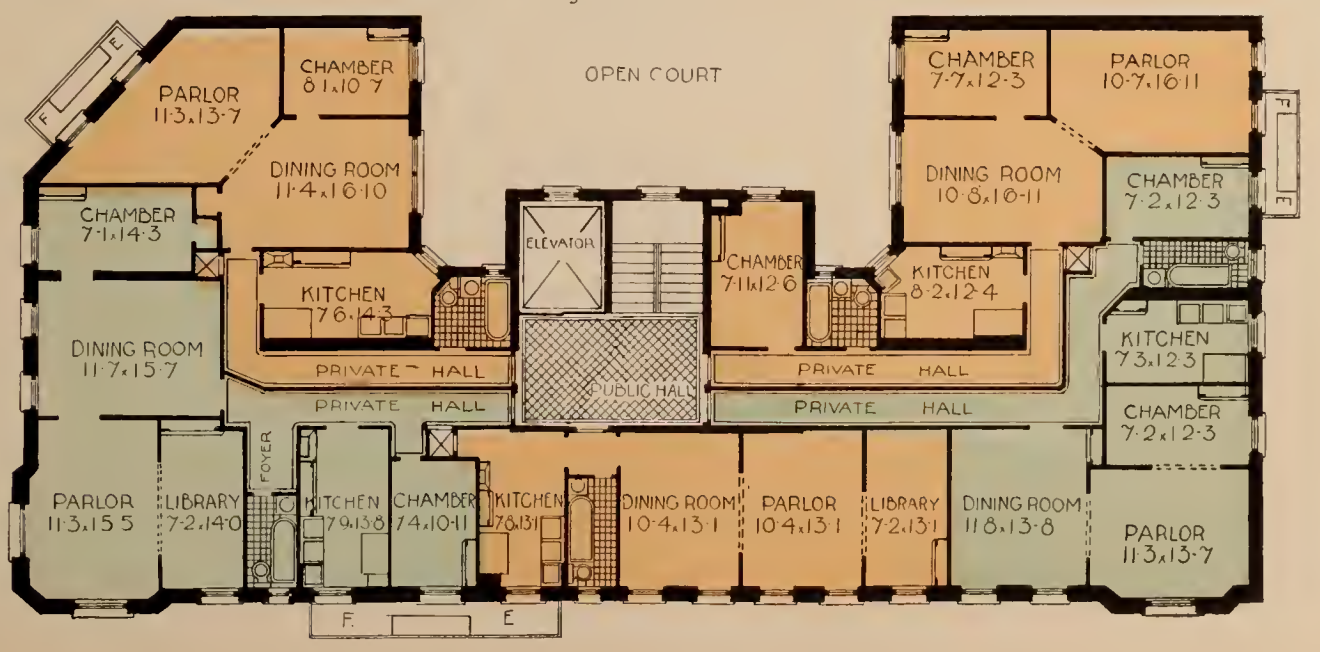
Built by
M. H. NEWMAN

GOLDNER & GOLDBERG
Architects

PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS



BLOCK FRONT

AMSTERDAM AVENUE
BETWEEN 111th AND 112th STREETS



FANTANA HULDANA HELENA SIGFRIED

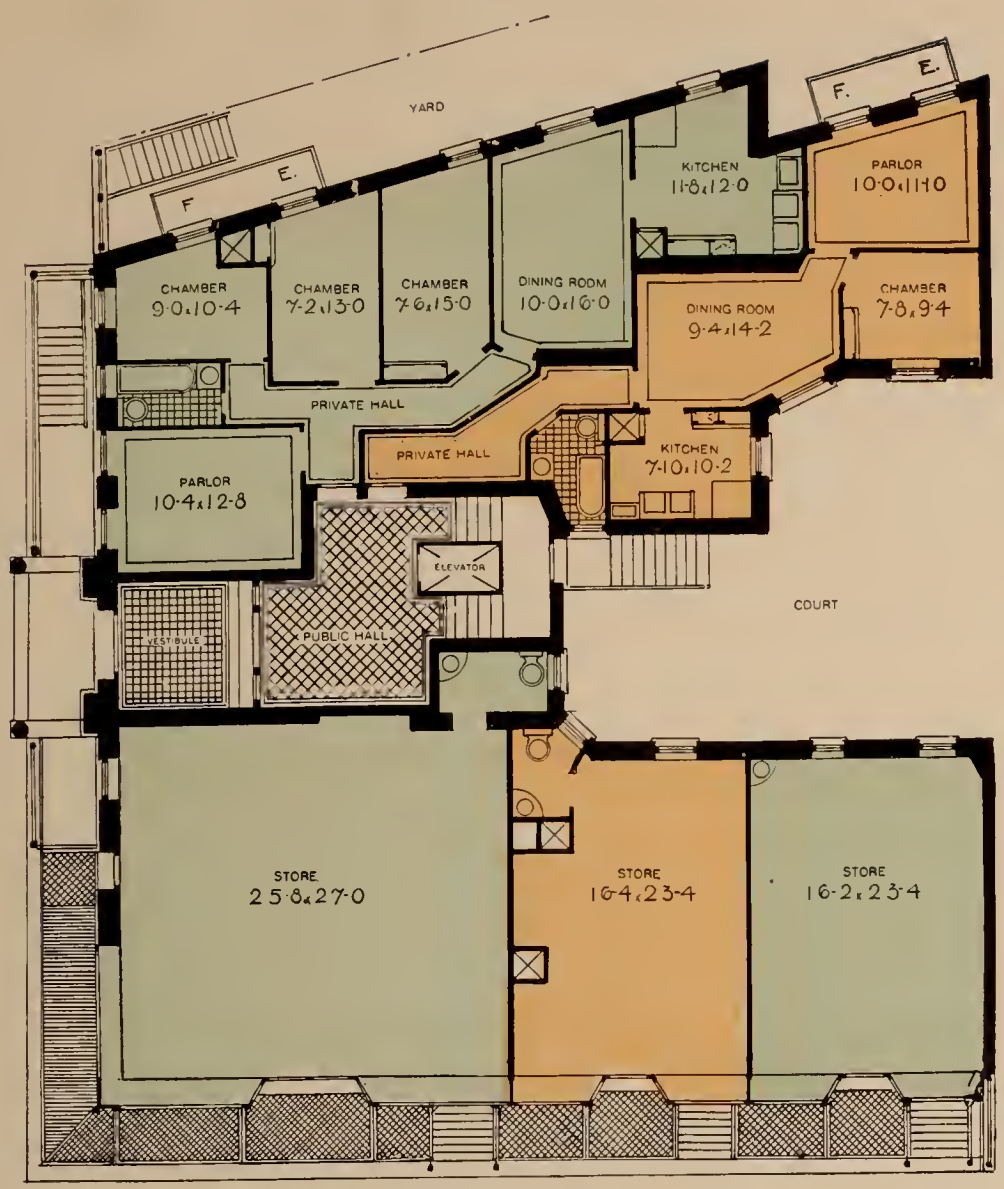
Built by
WITTNER-JAFFER REALTY CO.
1906-7

MOORE & LANDSIEDEL
Architects

LOCATED upon what is probably the highest point in the section known as Cathedral, Columbia or Morningside Heights, immediately opposite and commanding a superb view of the park grounds of the Cathedral of St. John the Divine, the greatest Cathedral in the world when finished; within two blocks of the National Academy of Design and within a couple of minutes walk of either Morningside or Central Park and of Columbia University, and the prettiest part of Riverside Drive. Convenient to the Subway station at Broadway and Cathedral Parkway (110th street) and a short distance from the Eighth avenue and 116th street crosstown surface lines, the Ninth avenue elevated and the Lenox avenue Subway station at 110th street. The Amsterdam and Sixth avenue lines pass the door.

THE APARTMENTS are divided into suites of four, five and six rooms, and are equipped with the most modern conveniences. Long distance telephone in each apartment, gas and electric light fixtures, uniformed hall and elevator service.

Rents from $500 to $1,000.



FIRST FLOOR PLAN
OF THE
"FANTANA"
HOUSE NORTHWEST CORNER OF
111TH STREET AND
AMSTERDAM AVENUE



UPPER FLOOR PLAN
OF THE
"FANTANA"
HOUSE NORTHWEST CORNER OF
111TH STREET AND
AMSTERDAM AVENUE



FIRST FLOOR PLAN

OF THE

"HULDANA"

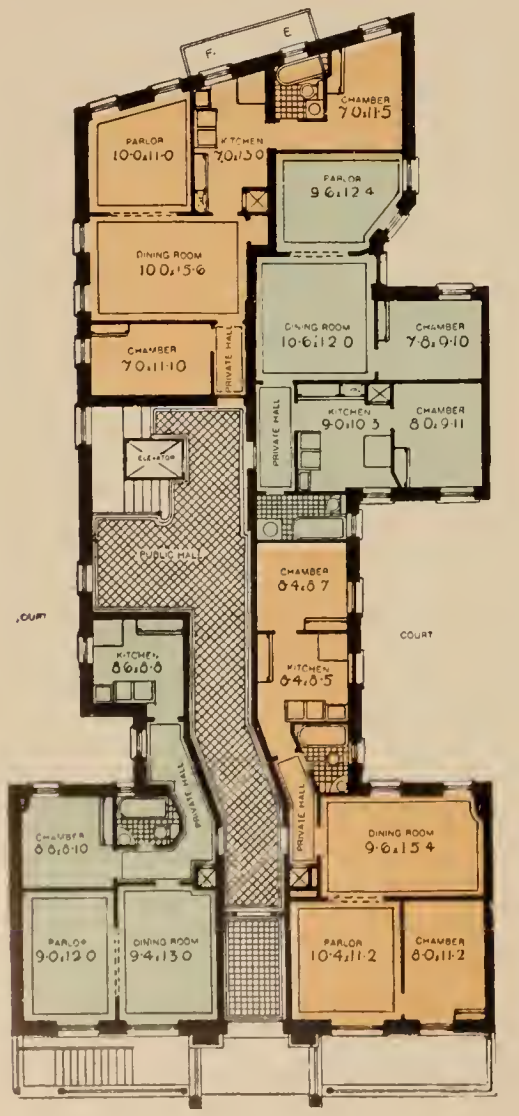
INSIDE HOUSE NEAREST TO 111TH STREET

UPPER FLOOR PLAN

OF THE

"HULDANA"





FIRST FLOOR PLAN

OF THE

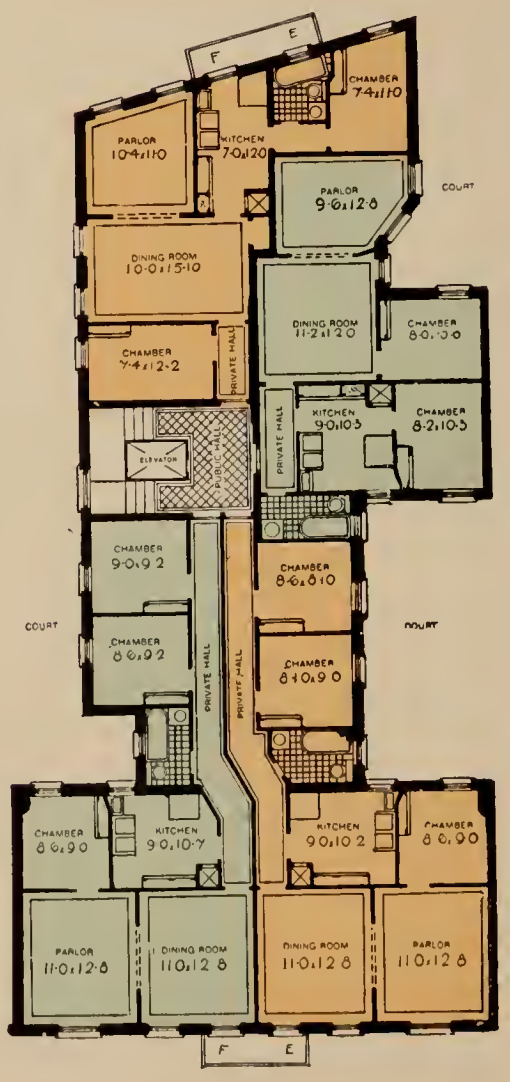
"HELENA"

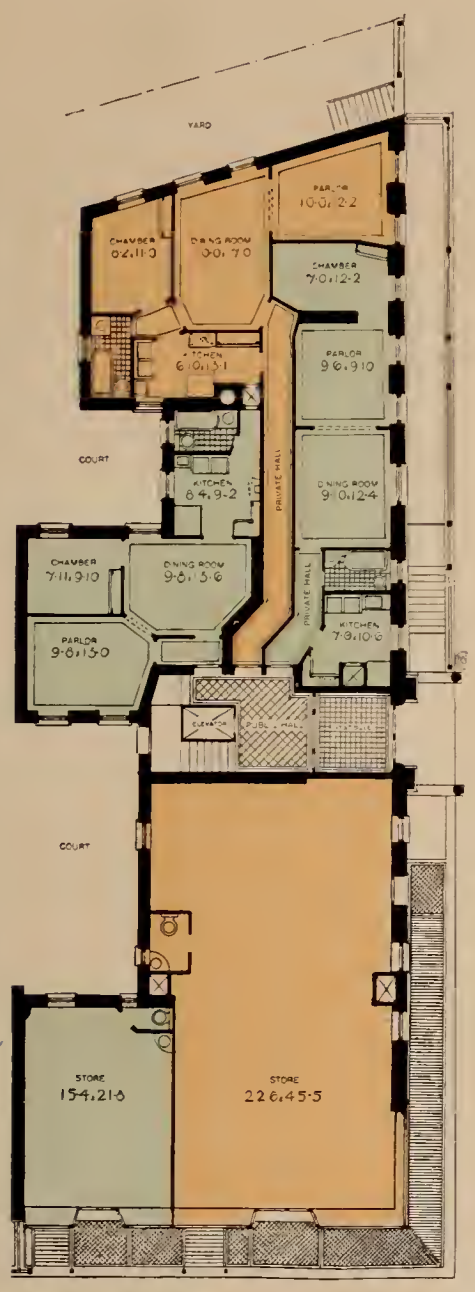
INSIDE HOUSE NEAREST TO 112TH STREET

UPPER FLOOR PLAN

OF THE

"HELENA"





FIRST FLOOR PLAN

OF THE

"SIGFRIED"

HOUSE AT SOUTHWEST CORNER OF 112TH STREET AND AMSTERDAM AVENUE

UPPER FLOOR PLAN

OF THE

"SIGFRIED"

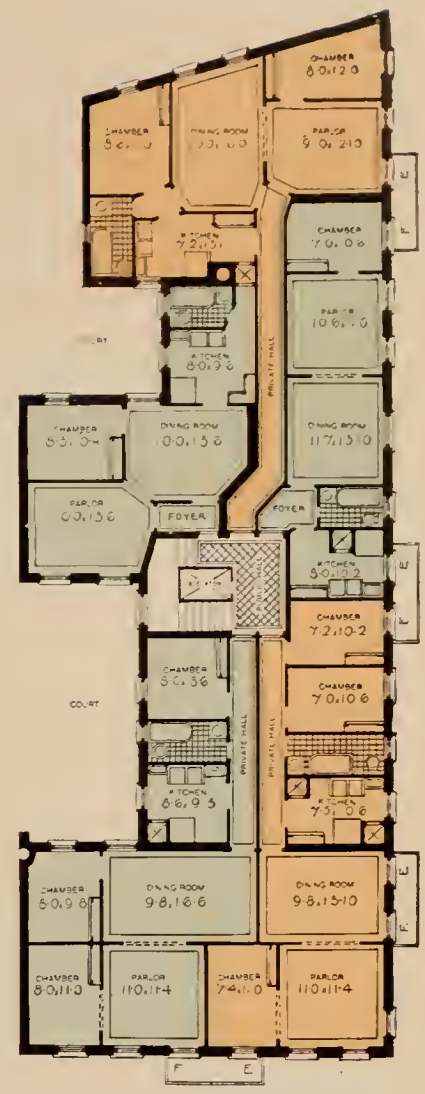




DIAGRAM OF LOT DIMENSIONS

THE ALCLYDE

2 WEST 94th STREET, SOUTHWEST CORNER
CENTRAL PARK WEST



Built by
JOS. A. PINCHBECK
1899

NEVILLE & BAGGE
Architects



CENTRAL PARK WEST
PLAN OF UPPER FLOORS

SEVEN-STORY high-class residence property, convenient to all surface cars; elevated railroad station at 93rd street and Columbus avenue, and Subway station 96th street and Broadway. Magnificent view of Central Park. Light and air on all sides.

The apartments consist of eight rooms and bath each, with separate baths and toilets for servants. Ample closet room. All rooms finished throughout in hardwood. High paneled dining rooms. Parquet floors. Bath rooms wainscoted with porcelain tile and tile floor. Porcelain enameled bath tubs. Nickel-plated exposed plumbing. Abundant hot water supply. Two extra laundries in basement for use of tenants.

Long distance telephone in every apartment. Electric and gas light. All-night elevator and hall service.

Size, 75 feet by 100 feet

Rents from $1,600 to $1,800.

THE SAN SALVADORE

2 WEST 98th STREET, SOUTHWEST CORNER
CENTRAL PARK WEST



Built by
JOS. A PINCHBECK
1900

NEVILLE & BAGGE
Architects

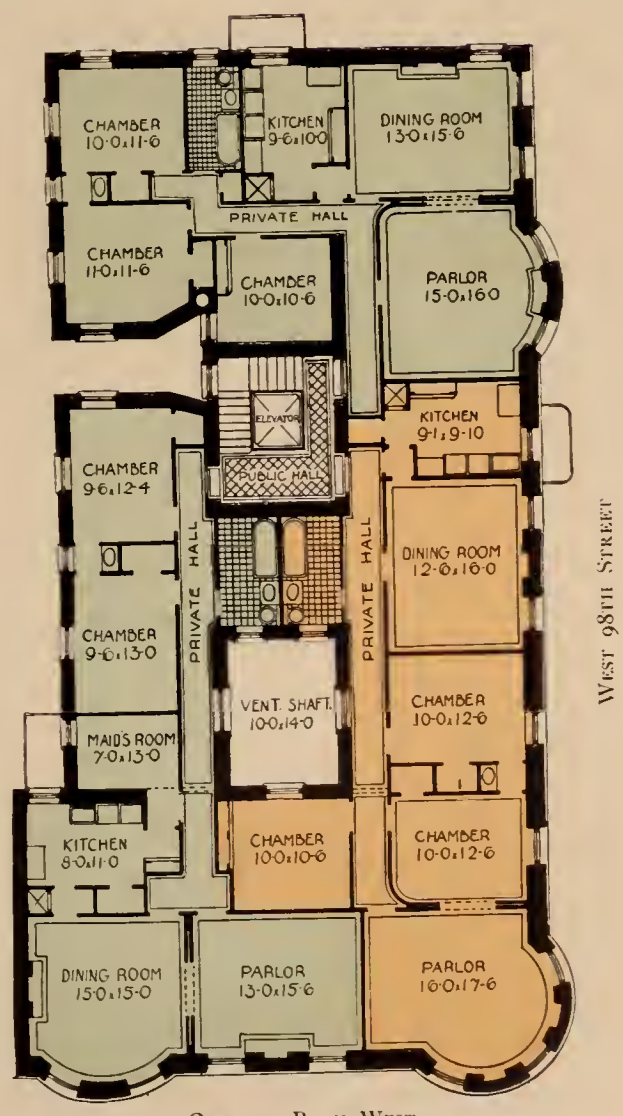
SEVEN-STORY high-class residence property, convenient to all surface cars; elevated railroad station at 93rd street and Columbus avenue, and Subway station 96th street and Broadway. Magnificent view of Central Park. Light and air on all sides.

The apartments consist of six rooms and bath each. Ample closet room. All rooms finished throughout in hardwood. Parquet floors. Bath rooms wainscoted with porcelain tile and tile floor. Porcelain enameled bath tubs. Nickel-plated exposed plumbing. Abundant supply of hot water. Extra laundry in basement for use of tenants.

Long distance telephone in every apartment. Electric and gas light. All-night elevator and hall service.

Size, 50 feet by 100 feet.

Rents from $750 to $1,000.



CENTRAL PARK WEST
PLAN OF UPPER FLOORS

THE BARIEFORD

49 CLAREMONT AVENUE

CORNER 119th STREET



Built by
M. FERGUSON
1907

GEO. F. PELHAM
Architect

THESE elevator apartments are located on the southwest corner of Claremont Avenue and 119th Street, one block from Riverside Drive and opposite Barnard College. The property opposite to and north of the Barieford is restricted, and probably will not be built on for years to come, which gives the apartments facing the street and avenue an extended view of the Hudson and Palisades beyond Yonkers, with Grant's Tomb in the foreground.

APARTMENTS are in suites of five, six and seven rooms and extra servants' toilets. All modern improvements.

Size, 62 feet 6 inches by 100 feet.

Rents from $600 to $840.



CLAREMONT AVENUE

PLAN OF UPPER FLOORS

THE ST. CLOUD

Six-Story Elevator Apartment House

THE FERNWOOD

Five-Story Non-Elevator Apartment House

NORTHEAST CORNER PROSPECT AVENUE AND 164th STREET, BRONX

PROSPECT AVENUE, upon which these apartments front, is a broad thoroughfare with picturesque stretches of shrubbery and grass plots running its whole length. The neighborhood is made up of private residences and high class apartment houses. The Subway station is located two blocks south, from which one can transfer at 149th street to the elevated road. Near several East and West Side surface lines.

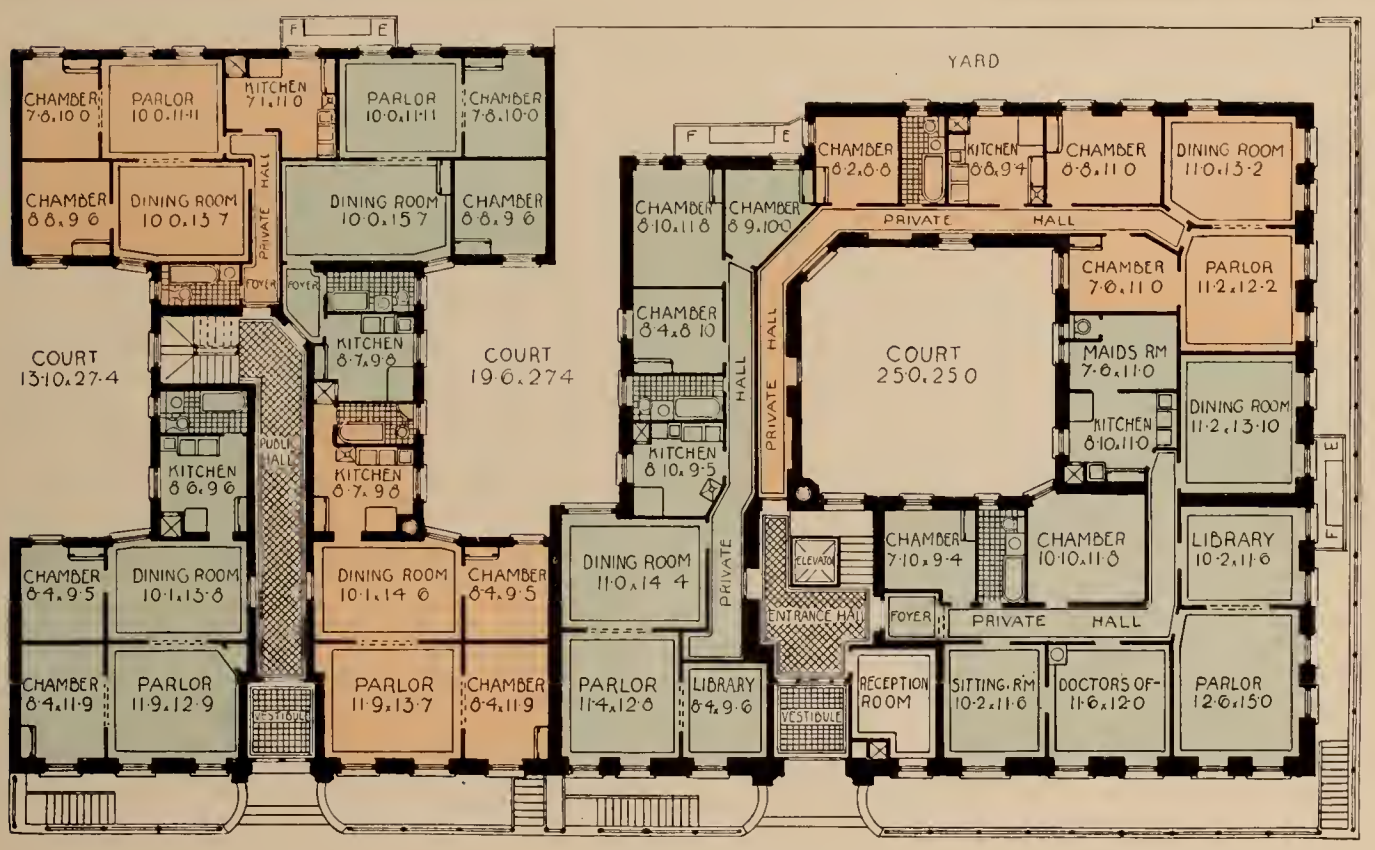
APARTMENTS are in suites of five, six and seven rooms. Parlors and libraries are finished in birch; other rooms in oak. Main chamber in every apartment contains a wall safe. Porcelain tubs, basins and sinks, etc.

Size of corner dwelling, 75 feet by 75 feet.

Rents from $450 to $840.



Built by
NEWMARK & JACOBS
1906-07
LORENZ WEIHER
Architect



PLAN OF FIRST FLOOR

PROSPECT AVENUE

PLAN OF UPPER FLOORS



KENDAL COURT

517-523 WEST 111th STREET



Built by
GUNN & GRANT
1903

SCHWARTZ & GROSS
Architects

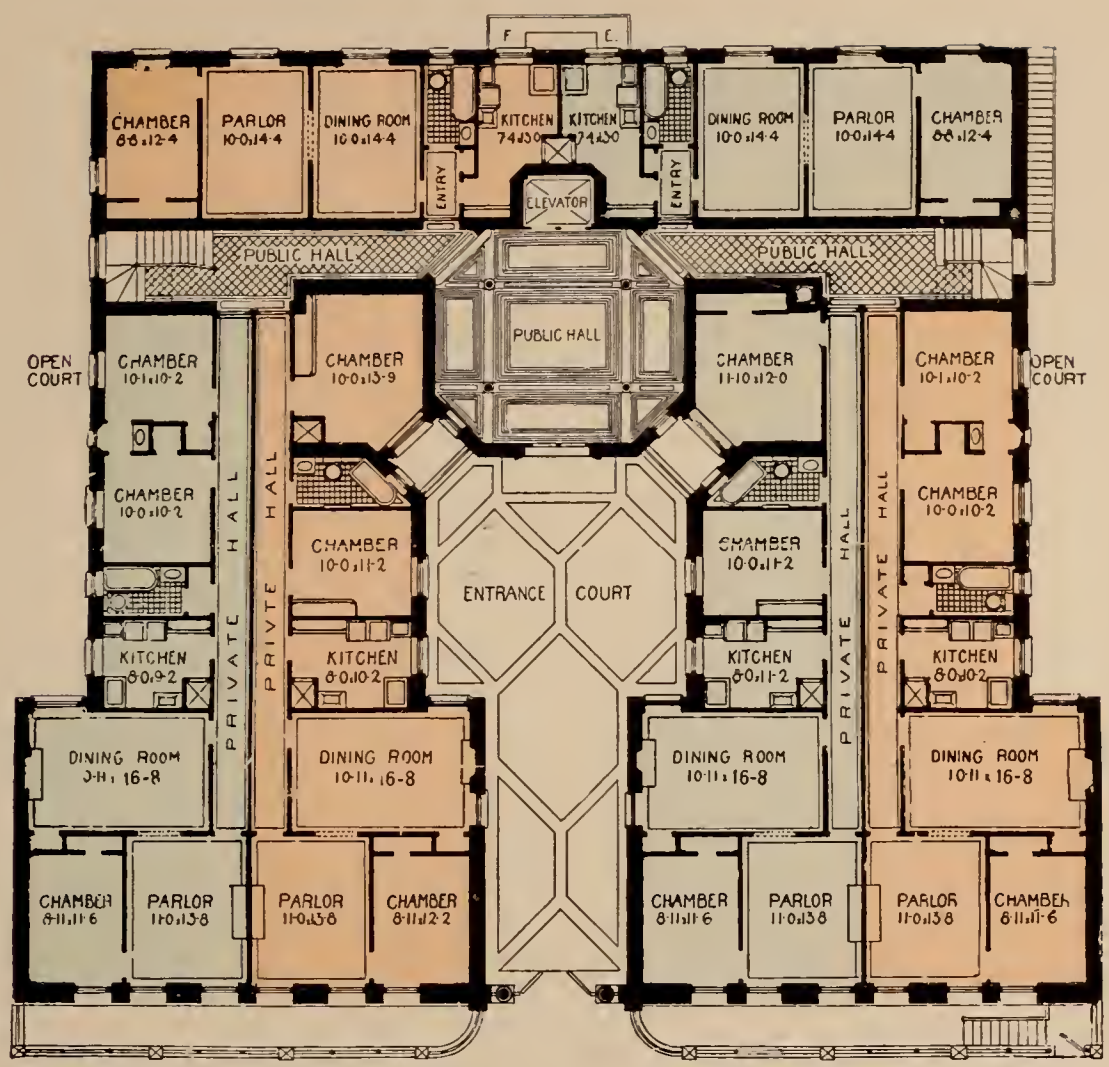
SITUATED on the north side of 111th Street, midway between Broadway and Amsterdam Avenue, and convenient to their respective car lines, as well as the Subway at 110th street and Broadway. Its high location commands a view of Riverside Drive and the Hudson River, Cathedral Heights, the colleges and Central Park.

APARTMENTS are arranged seven on a floor, in suites of four, five, six and seven rooms. Features: Porcelain plumbing fixtures, tiled baths, long distance telephone, U. S. mail chute, tile lined refrigerators, electric lights, hardwood trim, etc.

Size: 100 feet front by 100 feet deep.

Rents from $576 to $1,000.

KENDAL COURT



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

THE MANITOU

221 WEST 141st STREET



Built by
PAUL EUELL
1903

H. T. HOWELL
Architect

SITUATED on the north side of the street, between Seventh and Eighth Avenues, within one block of the 140th street, Sixth and Ninth avenue elevated station, near the Lenox avenue Subway station and several surface car lines.

There are seven apartments on a floor, five of six rooms and two of four rooms. Parlors are in mahogany and dining rooms in antique oak. Floors are double and parquet finish. Conveniences: Telephone in each apartment, gas and electric light fixtures, tiled baths, exposed nickel plated plumbing, porcelain plumbing fixtures, glass lined refrigerators.

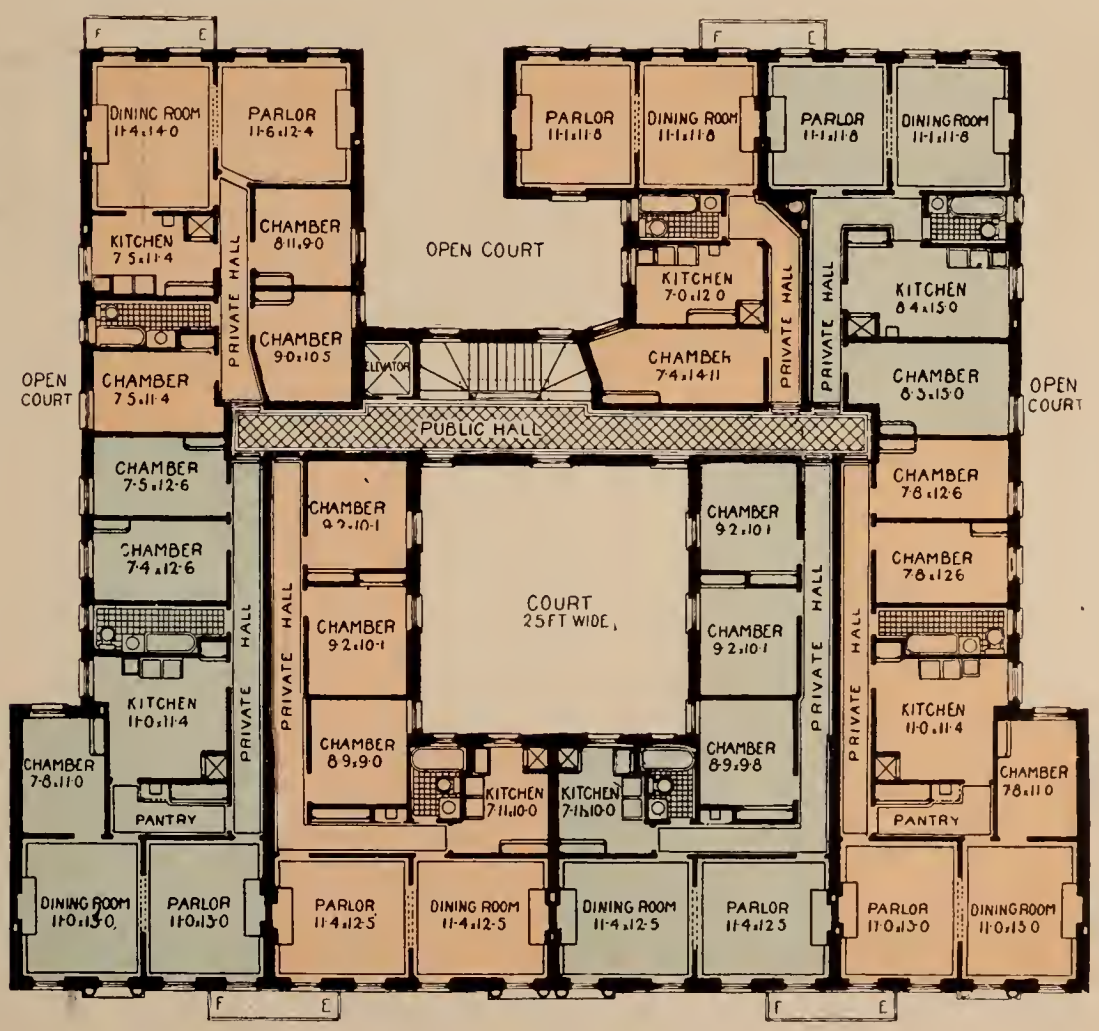
Dimensions of building: 100 feet by 87 feet deep, on plot 100 feet deep.

Rents from $420 to $600.

THE MANITOU



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

CROMWELL APARTMENTS

No. 1 WEST 137th STREET



Built by
THE TRANSIT REALTY CO.
1907

EMERY ROTH
Architect

SITUATED on the north side of 137th Street, between Broadway and Riverside Drive. Every one who knows New York at all knows how delightful this section of the city is. Not alone is it delightfully pleasant, it is free from any unhealthy features. The transit facilities are excellent, there being a Subway station almost directly at the door, while one block away are the Amsterdam avenue surface lines.

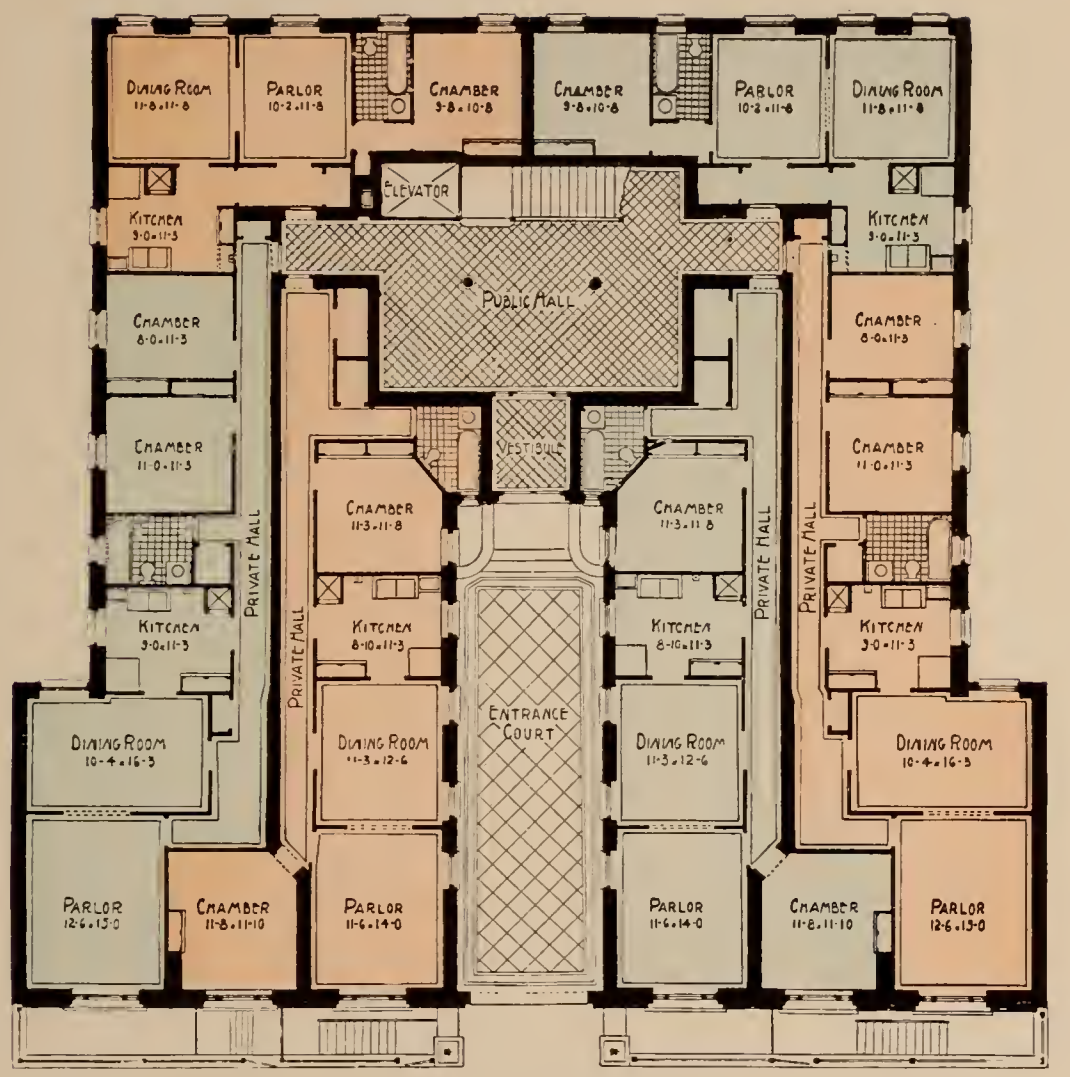
APARTMENTS: Six on a floor; suites of four, five and six rooms.

General features: Shower baths, flush valve toilets, mail chutes, telephone, garbage closets, etc.

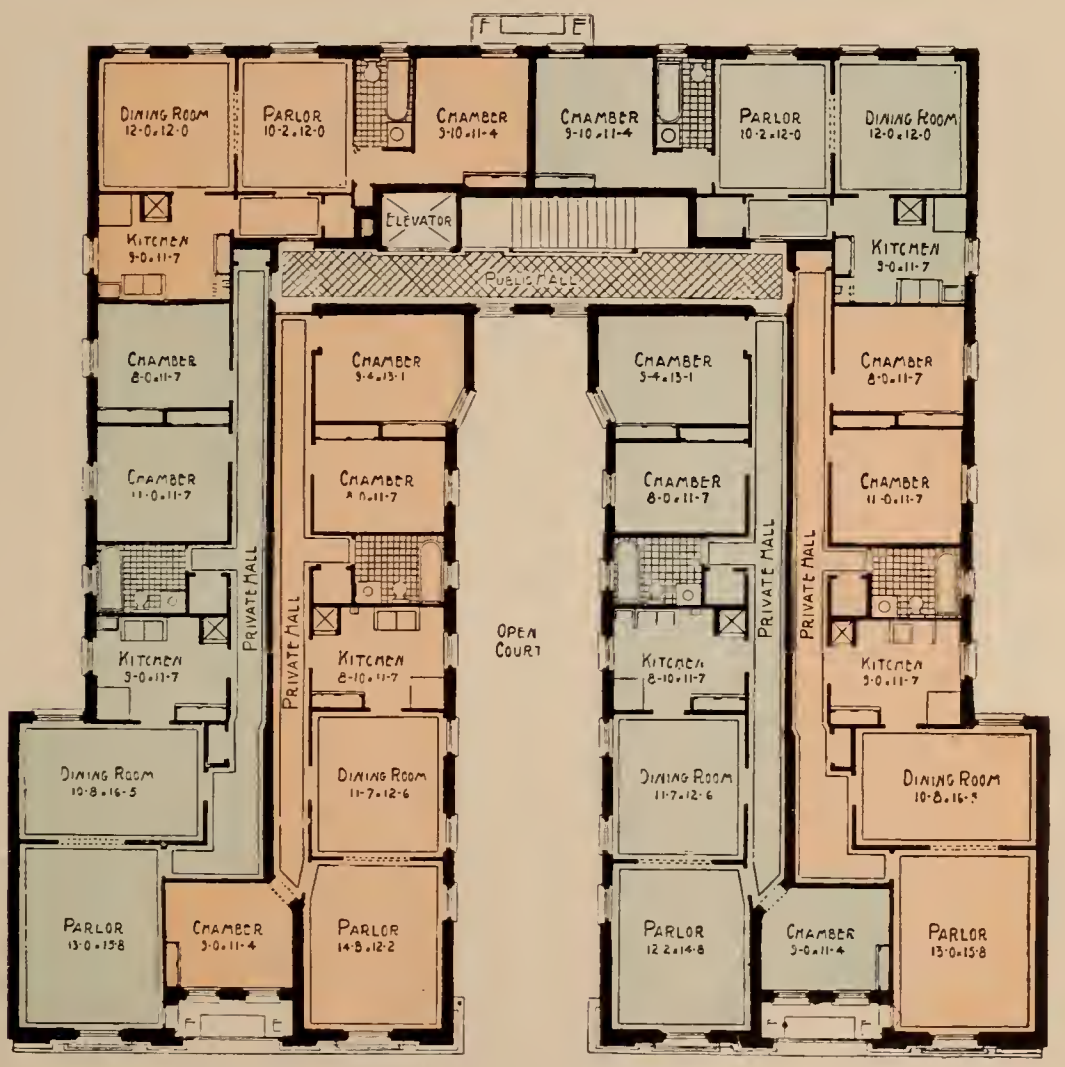
Dimensions: 92 feet front by 100 feet deep.

Rents from $540 to $900.

CROMWELL APARTMENTS



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

TWO CONCRETE APARTMENT HOUSES

Nos. 616 TO 628 WEST ONE HUNDRED AND THIRTY-SEVENTH STREET



Built by
SAMUEL TROOD
1906

LOUIS C MAURER
Architect

CHARMINGLY located on the south side of 137th Street, between Riverside Drive and Broadway. The 137th street Subway express station is at the corner; the Amsterdam, Third and Sixth avenue surface lines a block and a half distant.

THE BUILDING—First apartments in New York City ever built of concrete. Dimensions, 85 feet front by 100 feet deep.

There are four apartments on a floor, in suites of six and seven rooms and extra servants' toilet. They contain everything necessary to fully equip a modern apartment house.

Rents from $720 to $864.



TYPICAL PLAN OF UPPER FLOORS



Built by
NICHOLAS CONFORTI
1907

NICHOLAS CONFORTI, C. E.
Architect

THE FLORENTINE

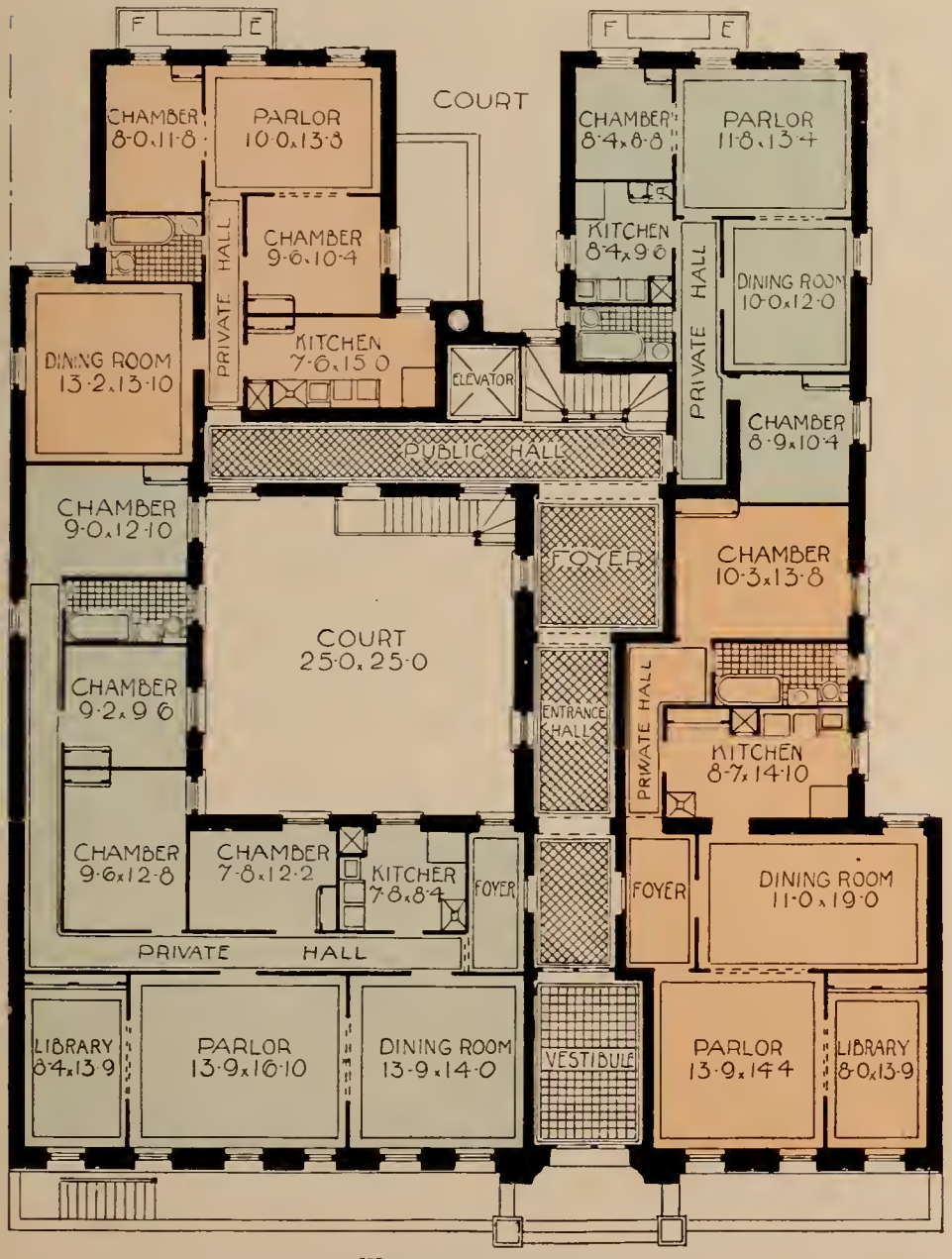
540-542 WEST 124th STREET

LOCATED on the south side of the street, between Broadway and Amsterdam avenue, overlooking Riverside Drive and Park, and within easy access of the Subway, 125th street crosstown, Third avenue and Sixth avenue surface lines; Broadway and Seventh avenue surface lines one hundred feet away.

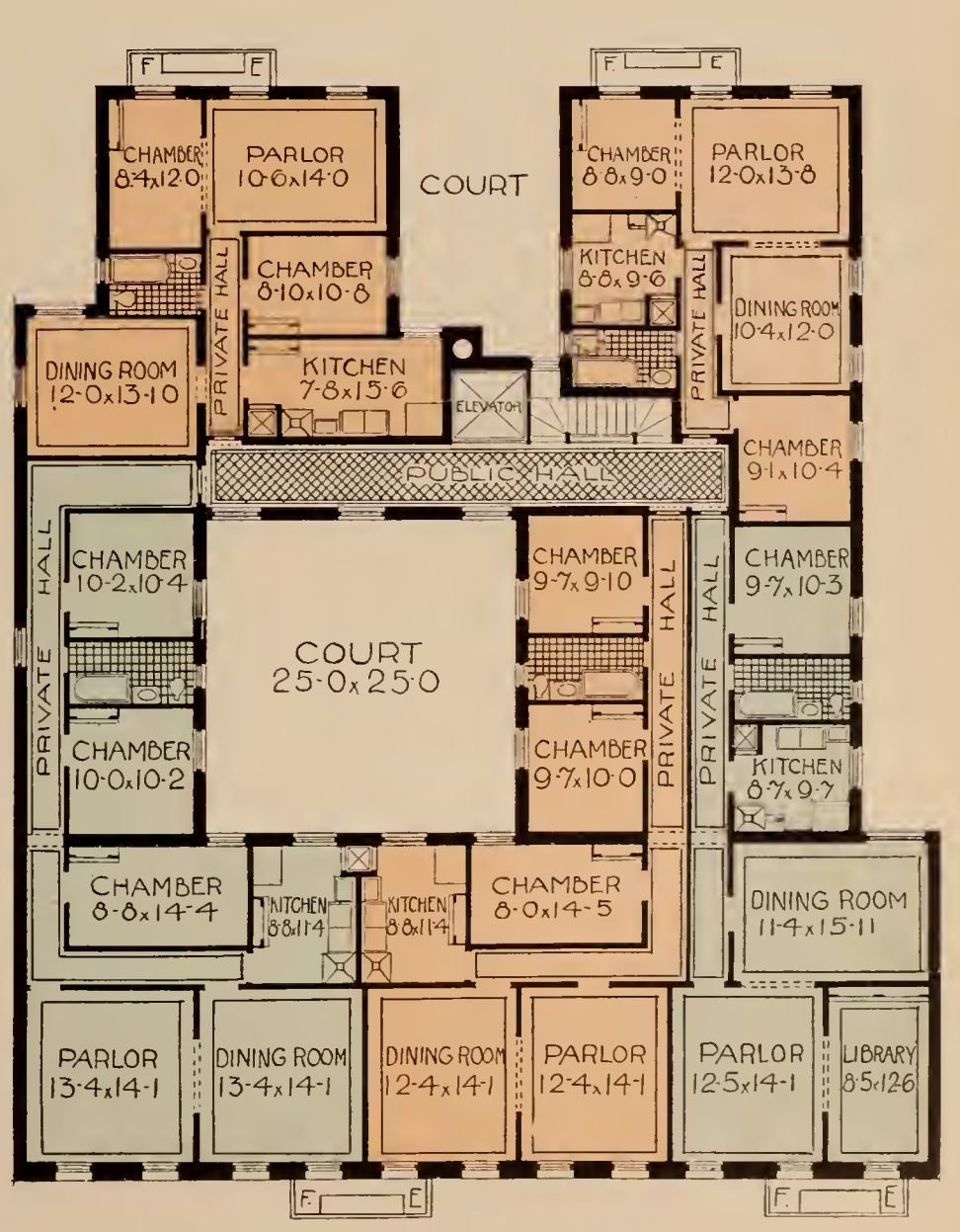
THE BUILDING has a frontage of 75 feet by 100 feet deep.

The suites are of five, six and eight rooms, five apartments on a floor. Hardwood trim, double flooring, shower baths, noiseless electric elevator, long distance telephone, porcelain tubs, sinks and basins, opal glass lined refrigerators, etc.

Rents from $384 to $1,200.



WEST 124TH STREET
PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

HUDSON HALL

628 WEST 114th STREET



Built by
PATERNO BROS.

SCHWARTZ & GROSS
Architects

THE advantages of this location are numerous. Situated on the south side of 114th Street, between Broadway and Riverside Drive, two blocks from the Cathedral of St. John the Divine, Columbia University and other world-known institutions.

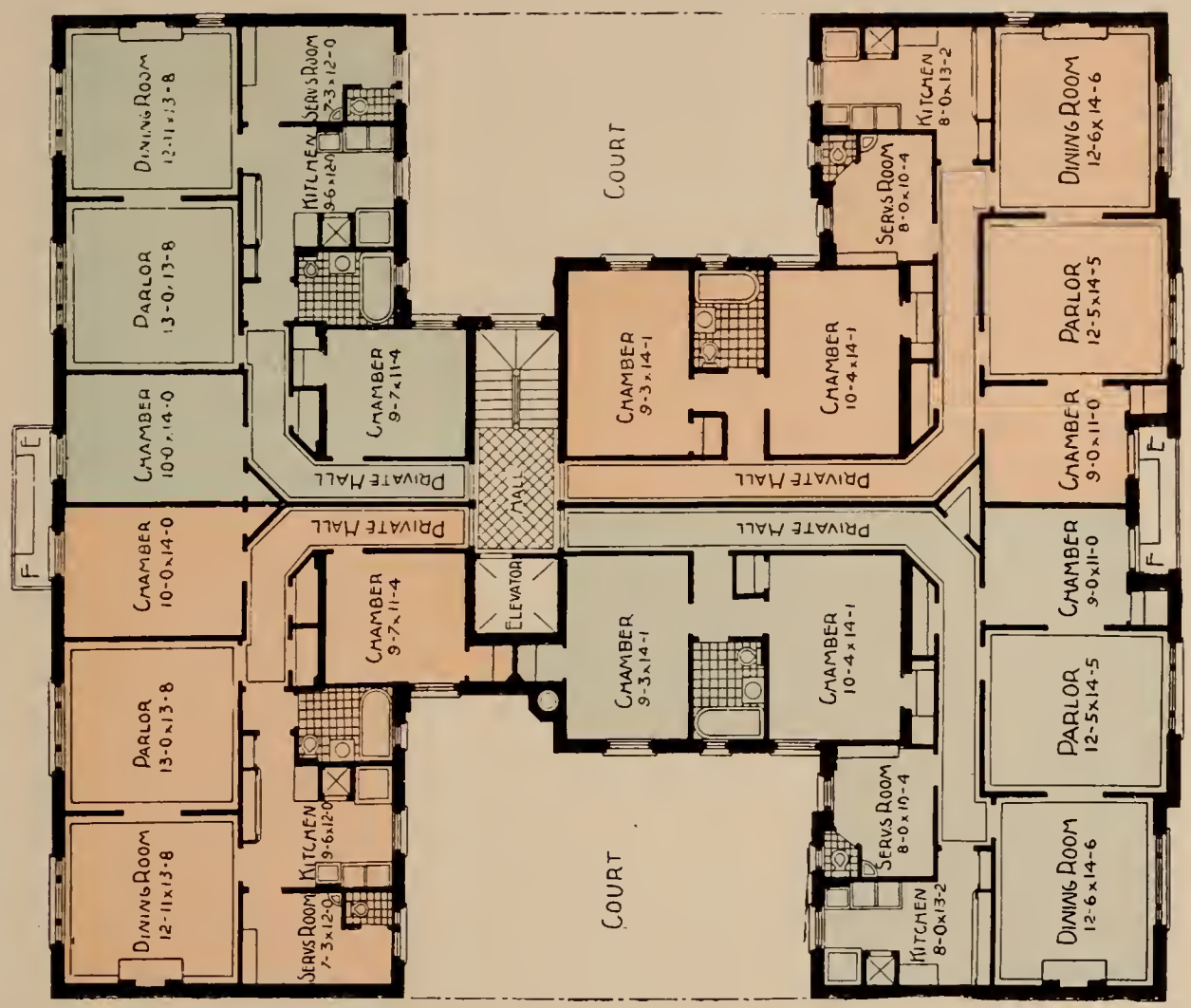
The Subway station, Sixth and Ninth avenue elevated and several surface lines within one or two blocks of the house.

There are four apartments on a floor, in suites of six and seven rooms. The conveniences are of the latest and best materials.

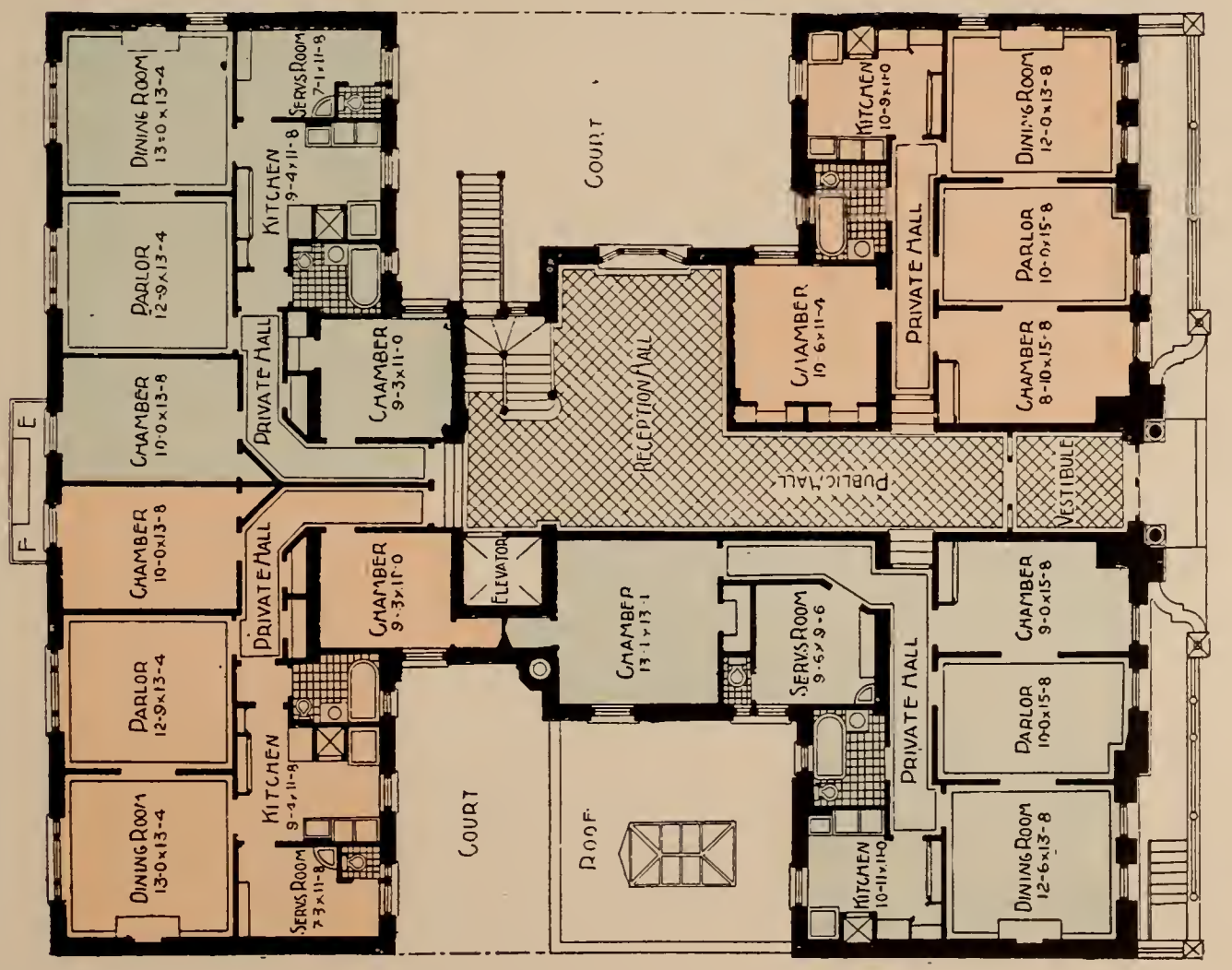
Dimensions: 75 feet by 87 feet 11 inches, on plot 75 feet by 100 feet 11 inches.

Rents from $720 to $1,200.

HUDSON HALL



PLAN OF UPPER FLOORS



PLAN OF FIRST FLOOR

THE LANSDOWN

352-356 WEST 46th STREET



Built by
G. M. KARPAS

GEO. F. PELHAM
Architect

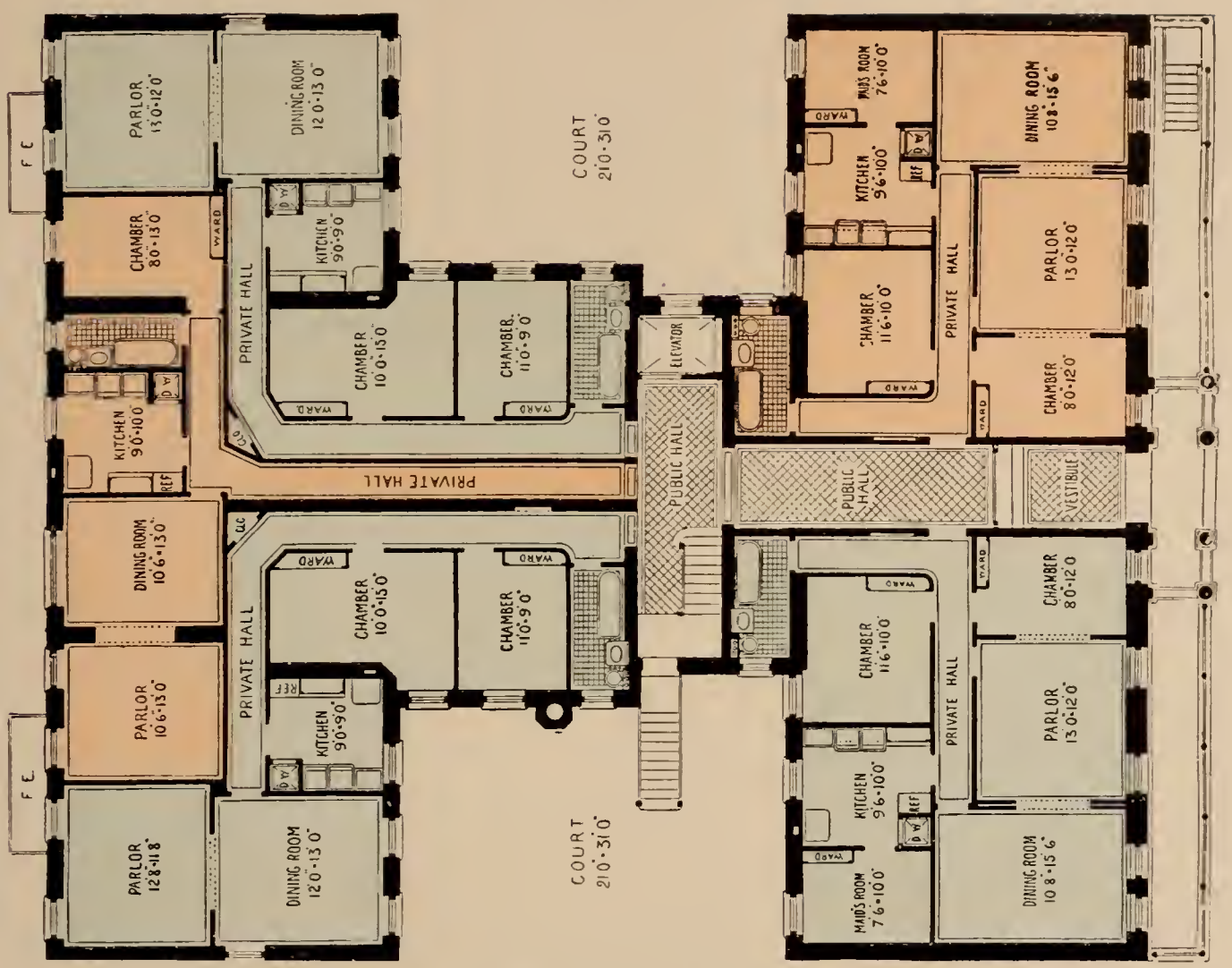
LOCATED in the heart of the hotel and theater districts, on the south side of the street, between the Sixth and Ninth avenue elevated road and near Broadway.

There are five apartments on a floor, in suites of four, five, six and seven rooms. Features: Hardwood trim throughout. Dining rooms are paneled seven feet high, capped with Dutch shelving. All floors are double, noiseless, with hardwood border and parquet finish. Baths are tiled and wainscoted with porcelain tile four feet six inches high, opal glass and tile lined refrigerators, porcelain plumbing fixtures, private telephone in each apartment.

Size of building: 75 feet front by 87 feet 6 inches deep, on lot 100 feet deep.

Rents from $540 to $900.

THE LANSDOWN



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

ST. CHARLES COURT

31-35 WEST 115th STREET



Built by
C. M. SILVERMAN

NEVILLE & BAGGE
Architects

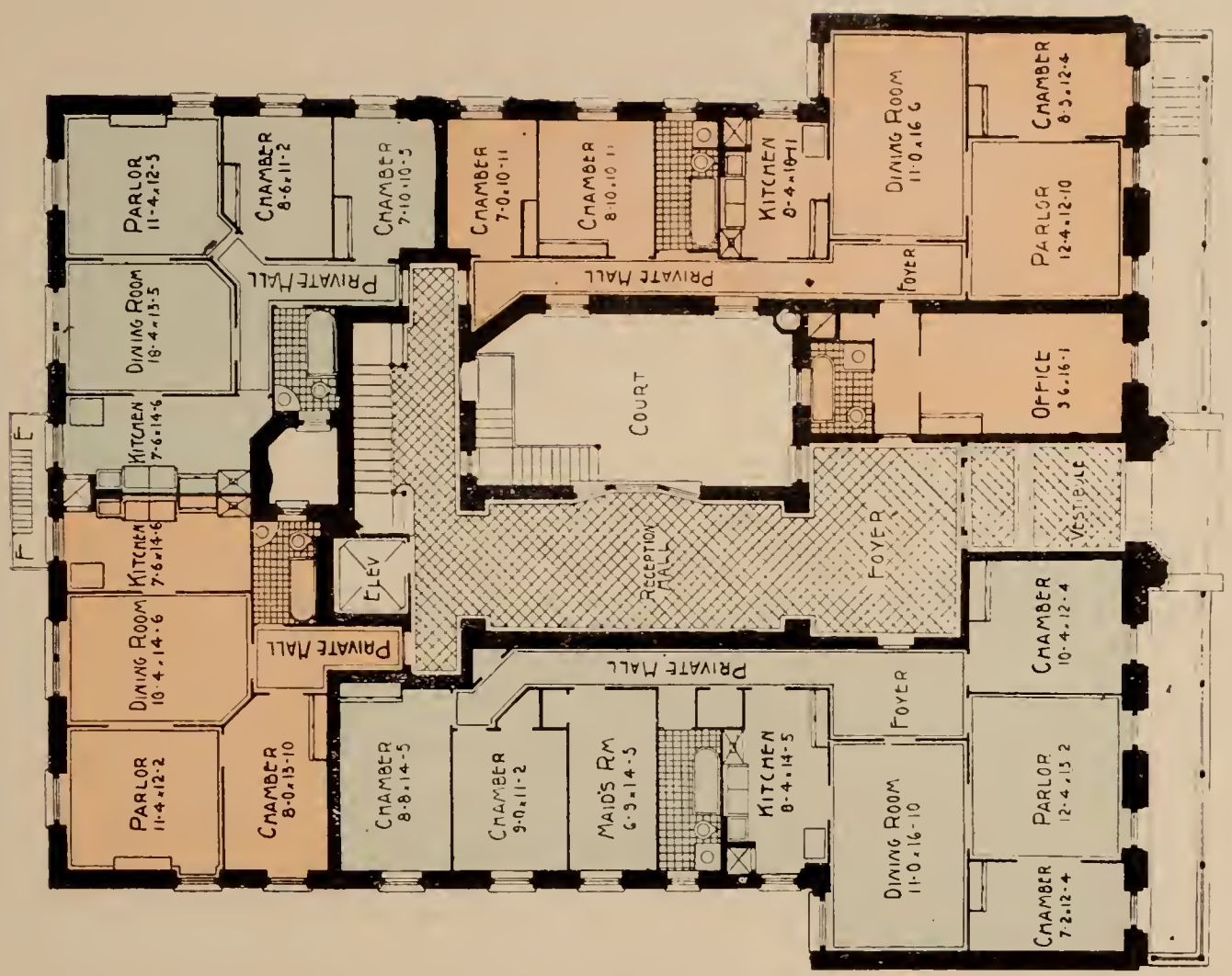
FOR convenience in reaching any part of the city quickly this location is ideal. The 116th street express station of the Sixth and Ninth avenue elevated is three blocks distant, the Subway station one block and within easy reach of several surface car lines.

APARTMENTS consist of four, five, six and seven rooms, five apartments on a floor. Features: Hardwood trim, double floors, parquet finish, exposed nickel plumbing, tiled baths, porcelain wash trays and sinks, refrigerators, electric light, telephone in each apartment, etc.

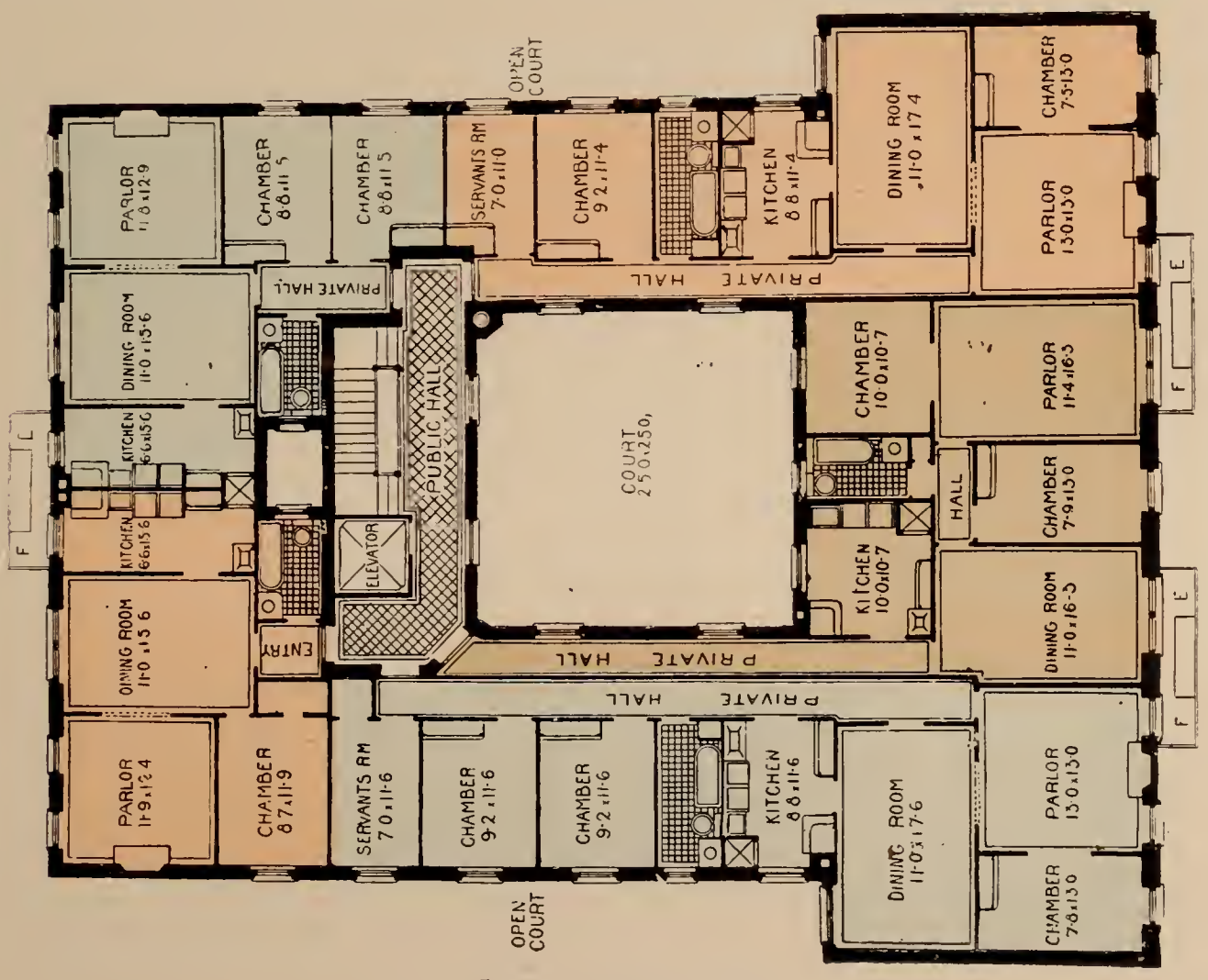
Size of building: 74 feet 5 inches front by 78 feet 11 inches deep, on lot 100 feet 11 inches deep.

Rents from $560 to $1,200.

ST. CHARLES COURT



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS



Built by
A. & H. COHEN
1908

SCHWARTZ & GROSS
Architects

DUDLEY COURT

565-567-569 WEST 139th STREET

Situated on Washington Heights, the highest and healthiest locality in the city.

Within two short blocks of Subway express station; surface trolley transferring over entire city.

High elevation, restricted residential neighborhood.

Style, layout and finish equal to the best apartments in town.

Suites of five, six and seven rooms; separate maids' rooms and toilets.

Apartments trimmed in selected hardwoods. Hardwood floors throughout.

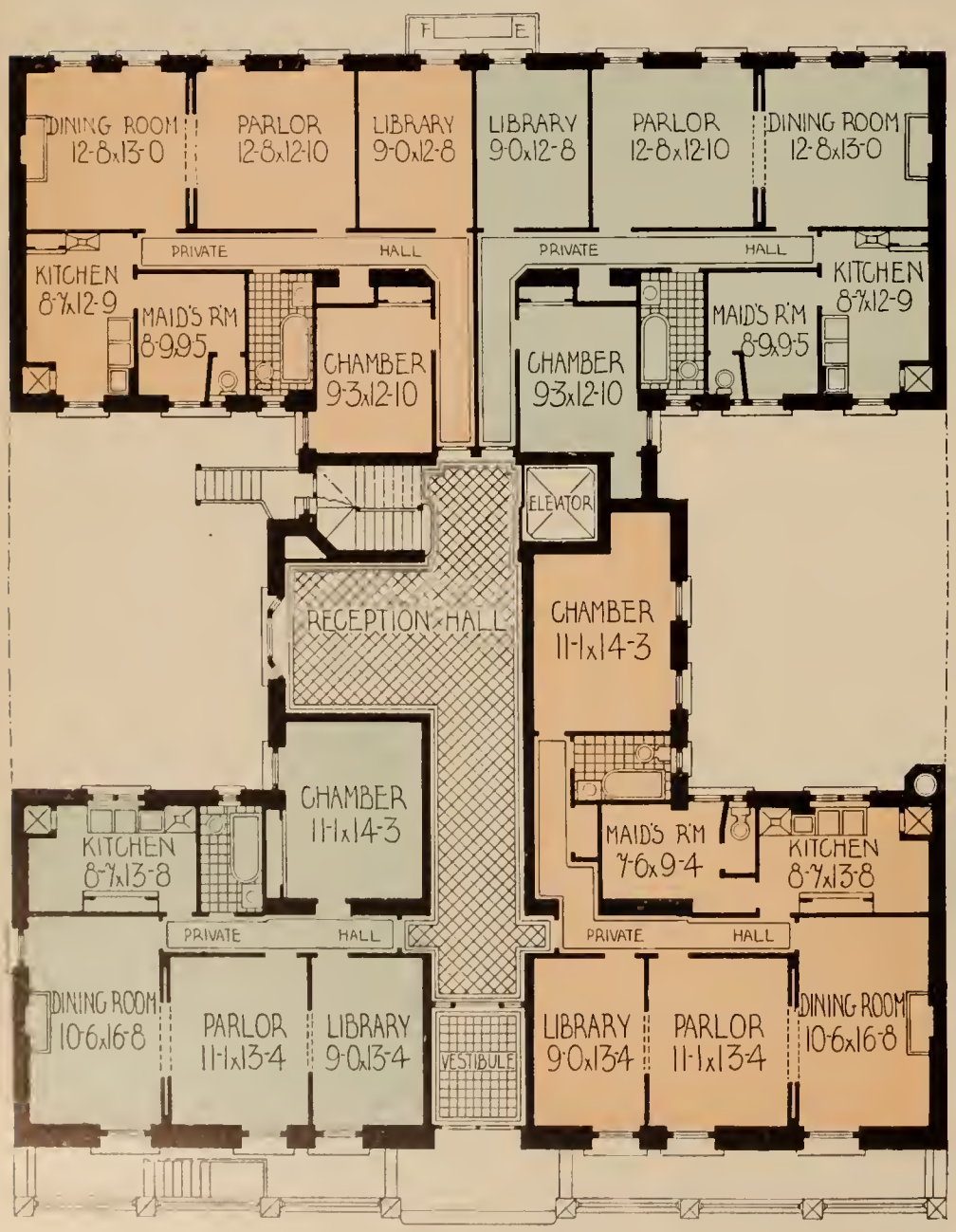
Steam heat and hot water supply.

Sanitary appliances throughout of the most modern type.

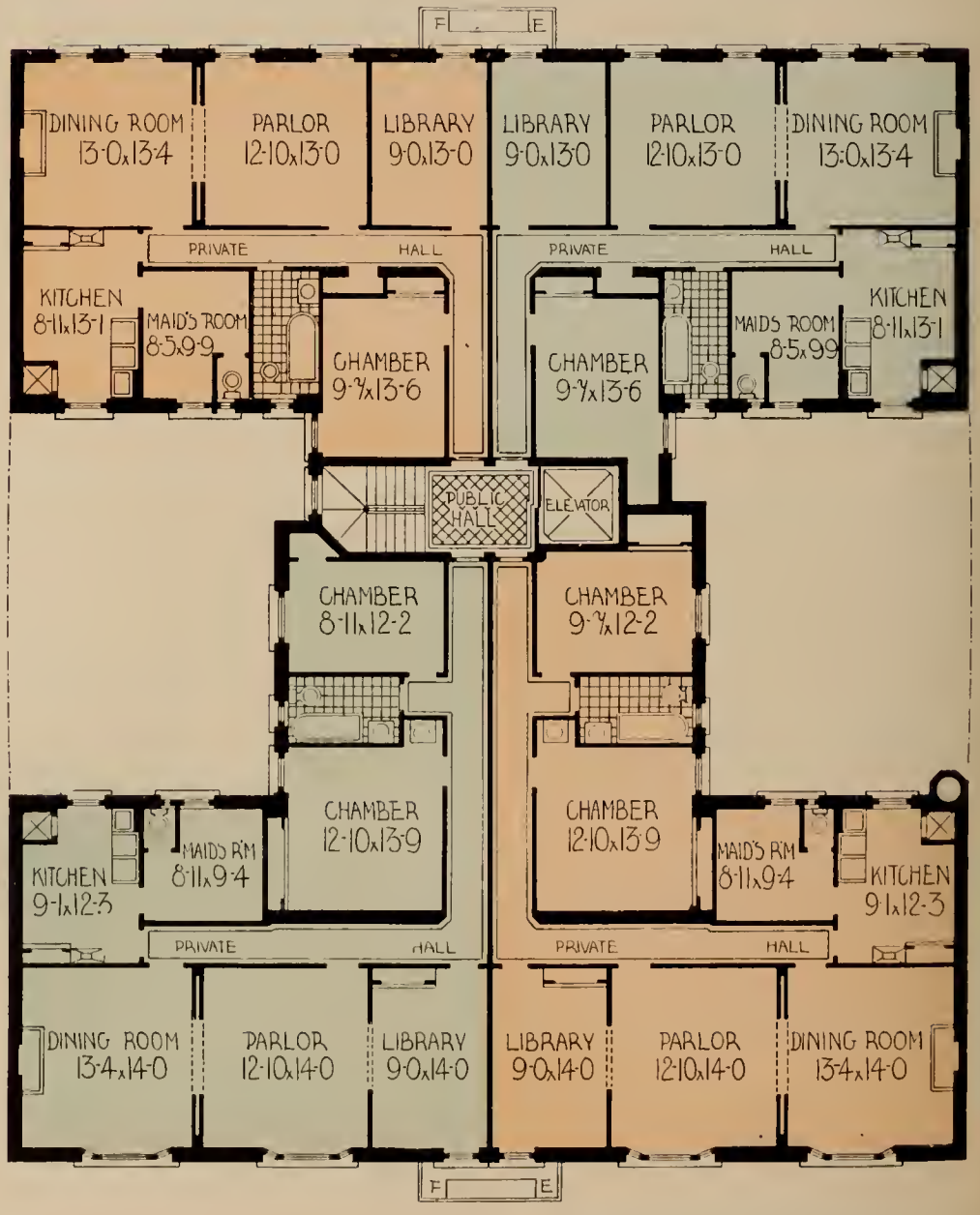
Elevator and telephone service.

Dimensions: 75 feet by 100 feet.

Rents from $540 to $780.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

THE BELLFONTE

Nos. 514 TO 518 WEST 143rd STREET
BETWEEN BROADWAY AND AMSTERDAM AVENUE

LOCATION—The Bellfonte is located in the center of a select residential section of Washington Heights, overlooking the Hudson River and Riverside Park, which are within a block of the building.

Two blocks from the Subway express station at 145th street, where also the crosstown surface cars start for the Bronx. One half block east are the Amsterdam, Third and Sixth avenue surface lines.

BUILDING—Size, 100 feet front, 87 feet deep, on lot 100 feet deep.



Built by
T. J. McGUIRE CONSTRUCTION CO.
in 1906

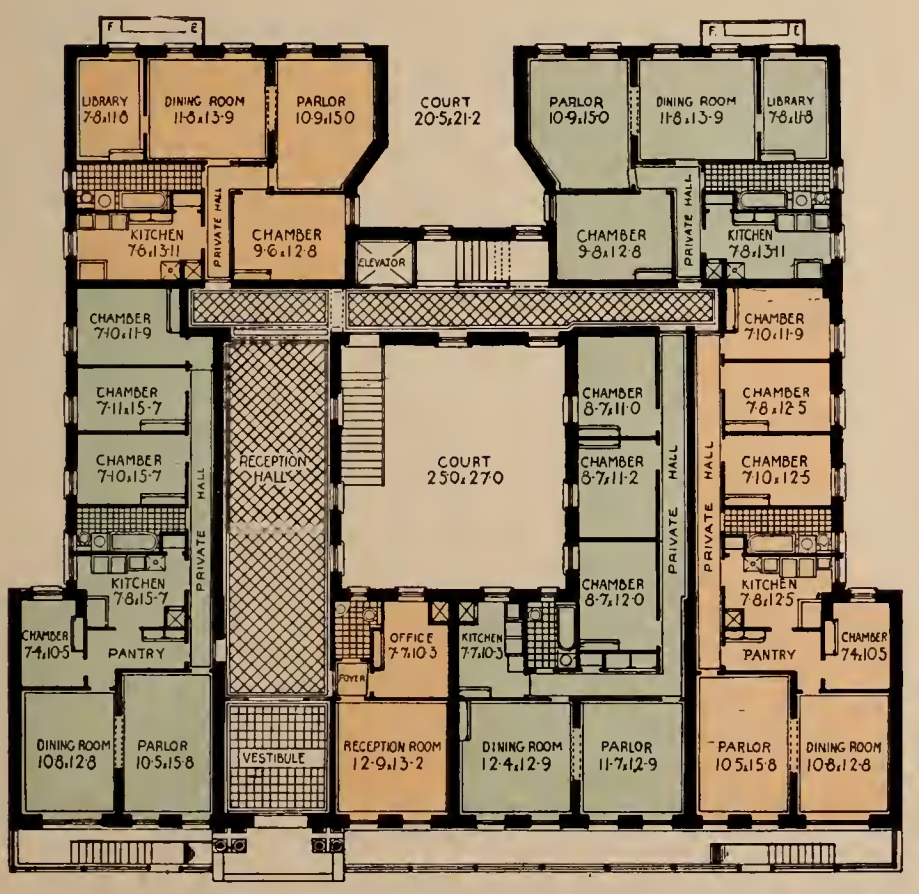
GLASSER & EBERT,
Architects.

APARTMENTS are in suites of five, six and seven rooms and bath. Six apartments on a floor. The trim is hardwood throughout the entire building. Parlors and libraries are in mahogany, dining rooms in forest green oak, Colonial effect, and chambers in oak.

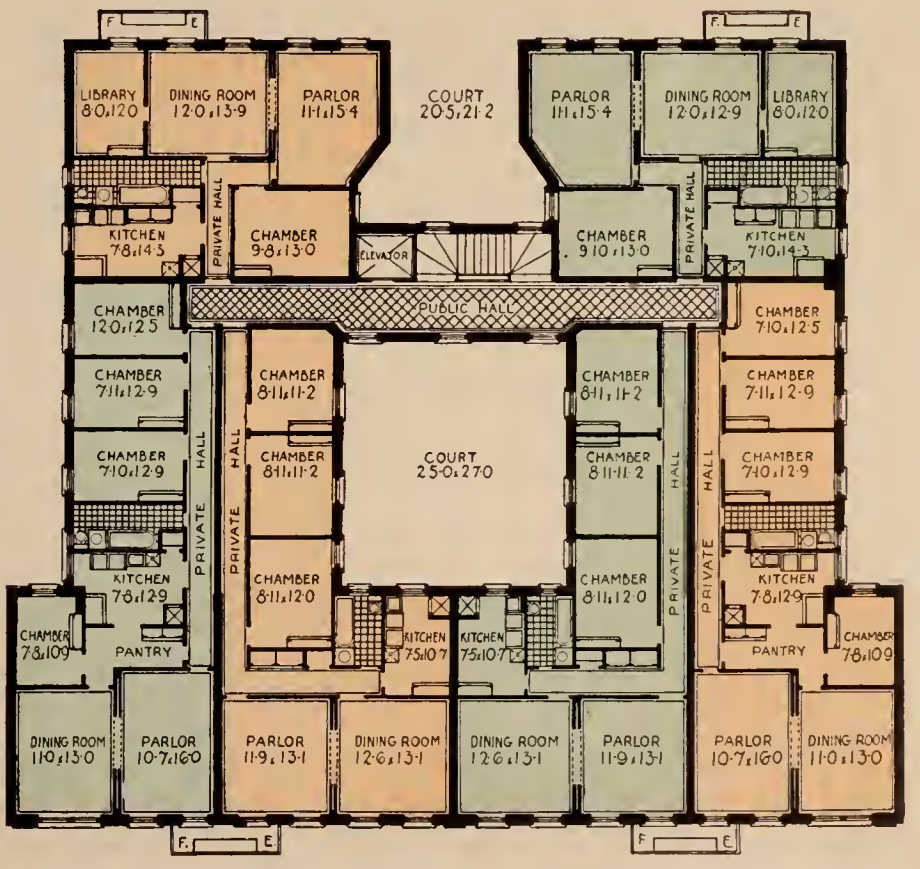
These apartments contain all improvements in keeping with this class of structure.

Long distance telephone, tiled baths, tiled refrigerators, noiseless elevator, uniformed hall service, etc.

Rents from $540 to $780.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

THE SANTA MONICA

345 WEST 70th STREET



Built by
A. B. KIGHT
1905

A. B. KIGHT
Architect

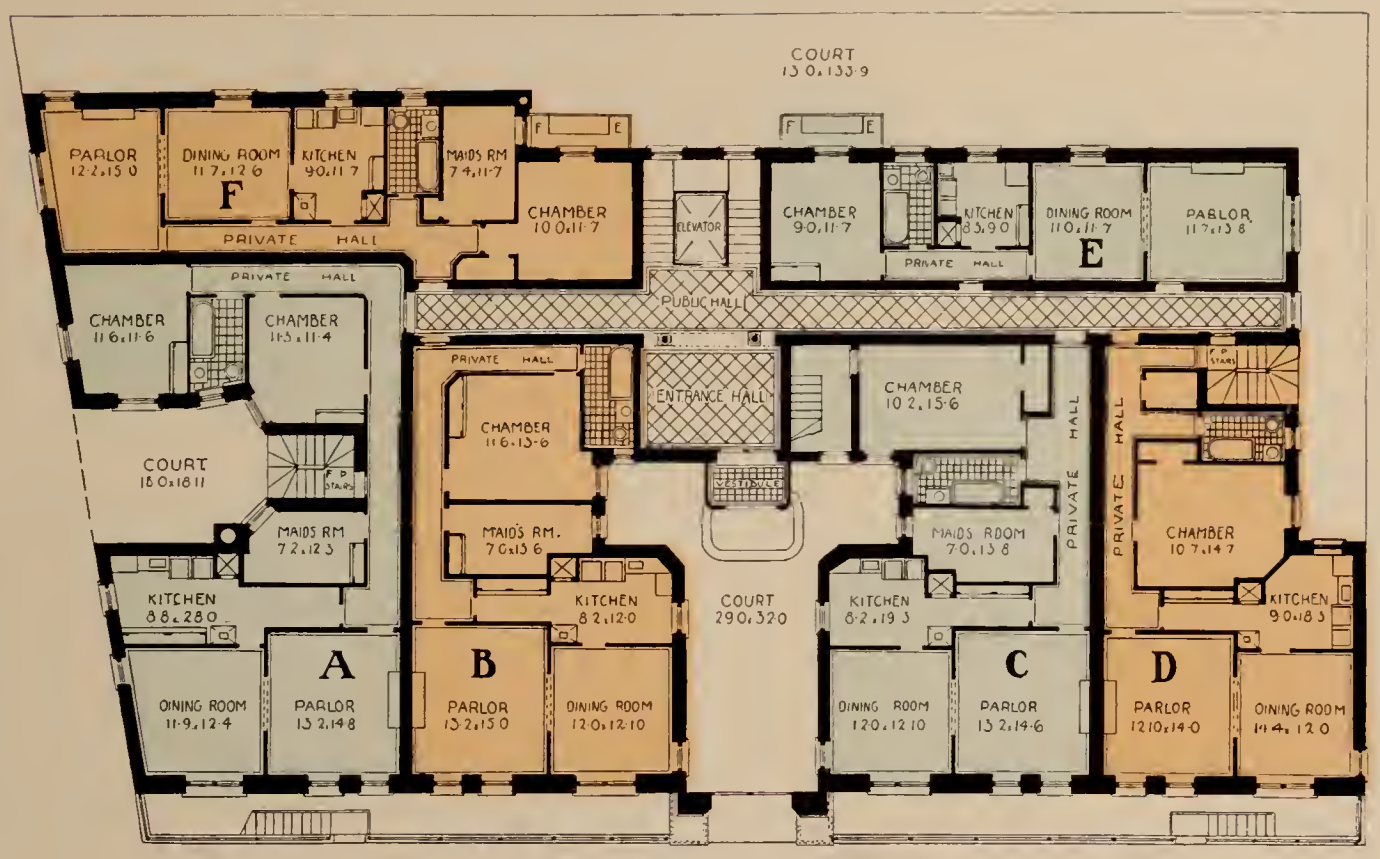
THE location affords an unobstrueted view of the Hudson River and Palisades, and those who are aequainted with this eity know how desirable a residential seetion this is, preferable to any other in the West Seventies. Subway express and elevated stations are at 72nd street, while the Broadway, Amsterdam avenue, Ninth avenue and 42nd and 23rd street surfaee ears are near at hand.

APARTMENTS are divided into suites of four, five and six rooms. Their equipment is of the high elass order to be found in apartment houses of this eharaeter.

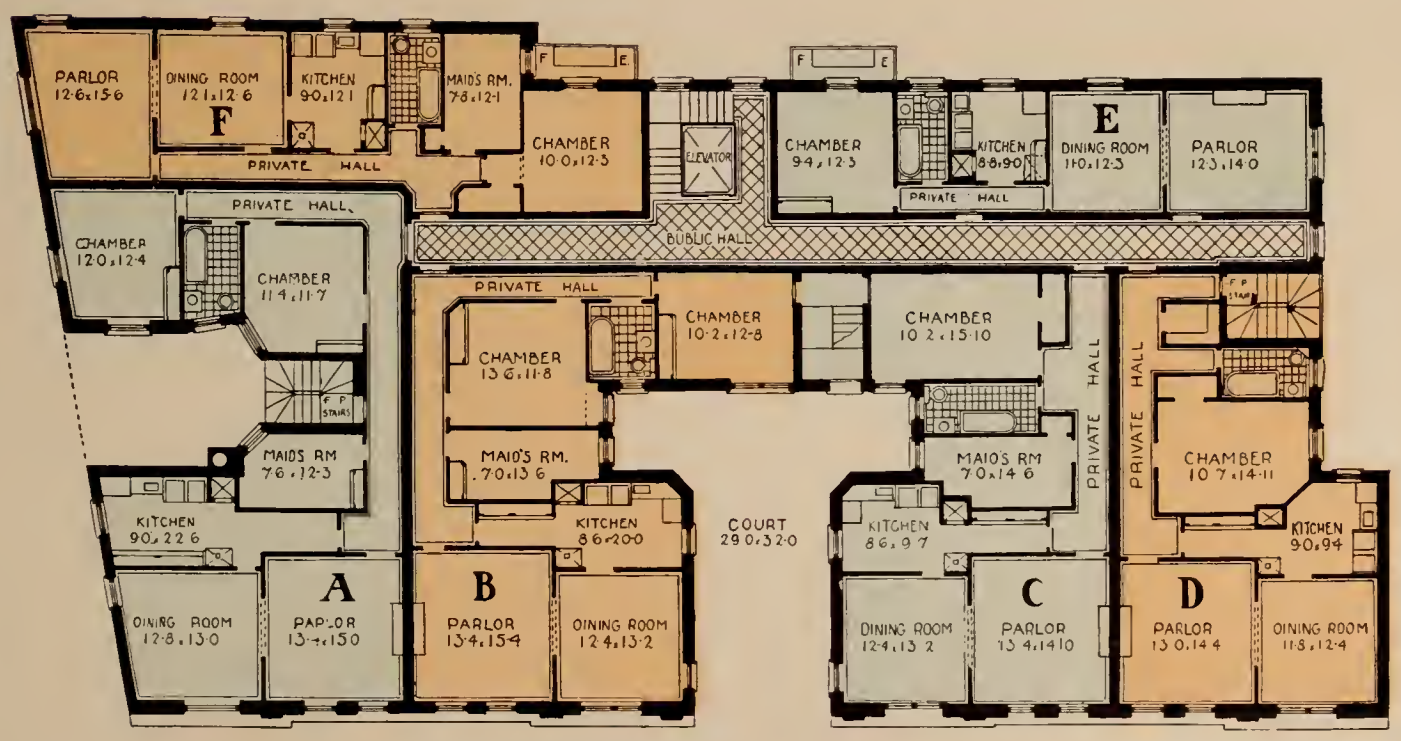
Size: 122 feet front by 67 feet 6 inehes deep.

Rents from $480 to $792. .

THE SANTA MONICA



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

CLAREMONT COURT

546 RIVERSIDE DRIVE



Built by
BERGEN REALTY CO.
1907-08

GEO. KEISTER
Architect

A PANORAMA of delightful views is ever before the occupant of Claremont Court. The natural beauty and interesting view cannot be duplicated in the world; the famous Riverside Drive and the Palisades form a picture which is ever changing, ever charming. In close proximity are the mausoleum of General Grant, Cathedral of St. John the Divine, Columbia University, Barnard and Teachers' Colleges, Kings College, Libraries, Horace Mann School and so many points of interest that it would be tiresome to enumerate them all.

The location is such that one may go to any point with very little trouble. The Subway express is within two minutes walk; Broadway, Amsterdam avenue, 125th street crosstown and other surface cars are close at hand. The Albany day line, the Coney Island steamers and the Fort Lee ferry are at the foot of 130th street.

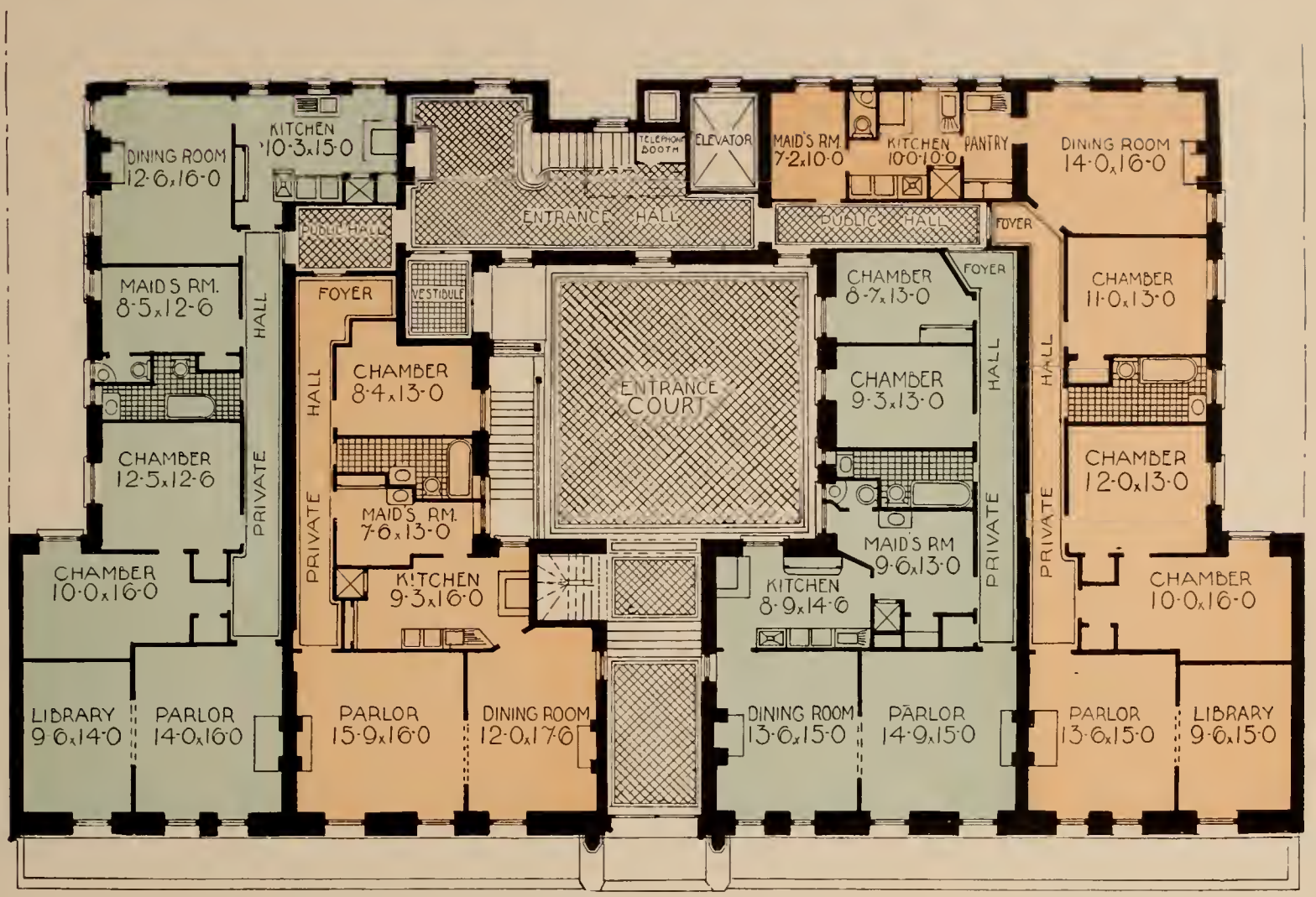


THE APARTMENTS consist of five, six, seven and eight rooms.

The elevation over Riverside Drive and Claremont avenue gives the rear the advantage of a front. Every convenience which would add to comfort has been installed. The parlors. libraries and dining rooms have inlaid parquet floors, all bath rooms have porcelain tubs and lavatories, kitchens also have porcelain ware and garbage closets.

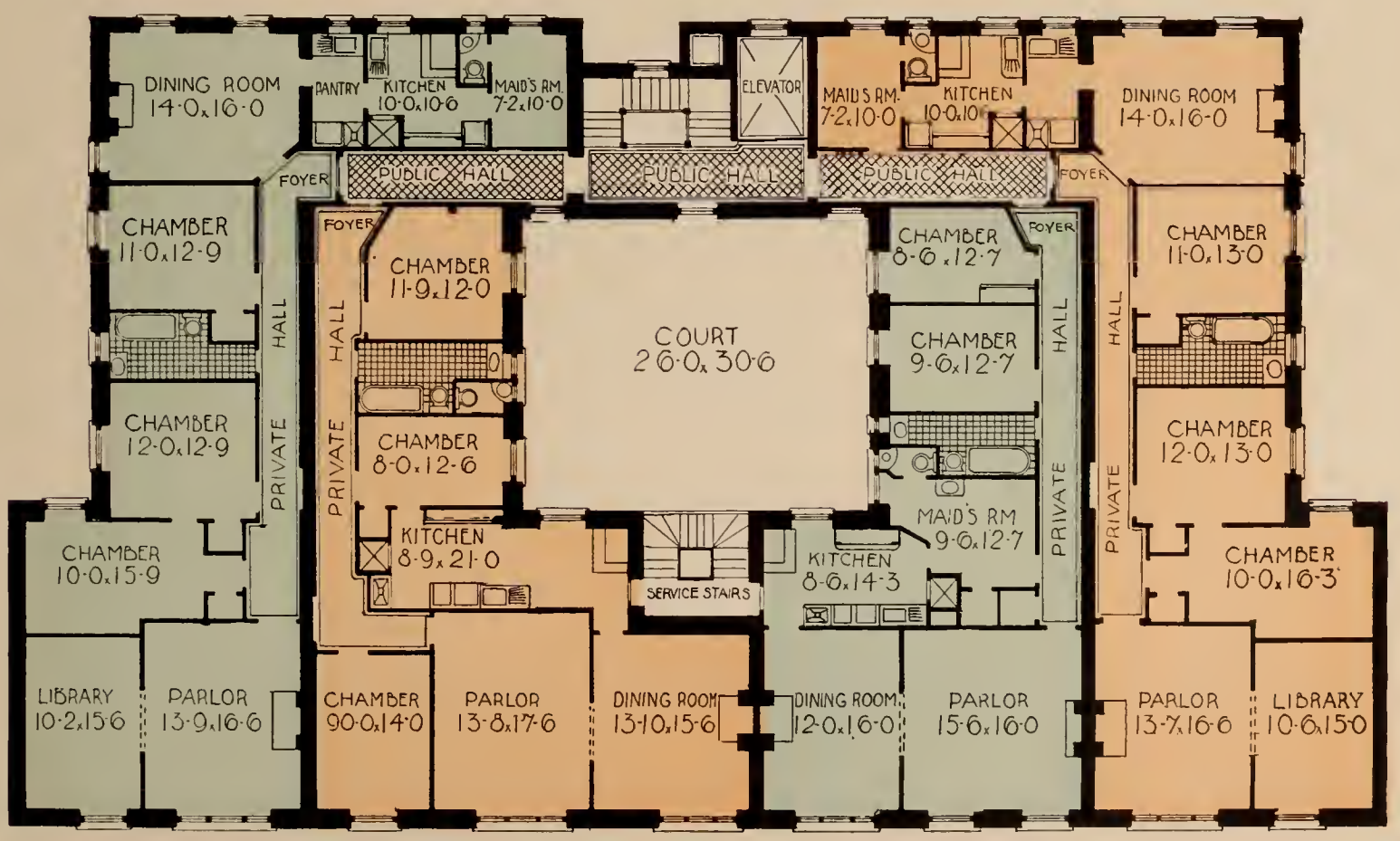
Size, 108 feet front by 86 feet deep, on plot 95 feet deep. Rents from $1,100 to $1,500.

CLAREMONT COURT



RIVERSIDE DRIVE

PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

THE MONTEBELLO

548 RIVERSIDE DRIVE



Built by
LISPENARD REALTY CO.
1906

GEO. KIESTER,
Architect

FACING Riverside Drive, historic Claremont and Grant's Tomb. In the neighborhood of Columbia University, Cathedral of St. John the Divine and many colleges. Convenient to the Subway and the Broadway, Seventh, Third and Sixth avenue and the 125th street crosstown surface lines.

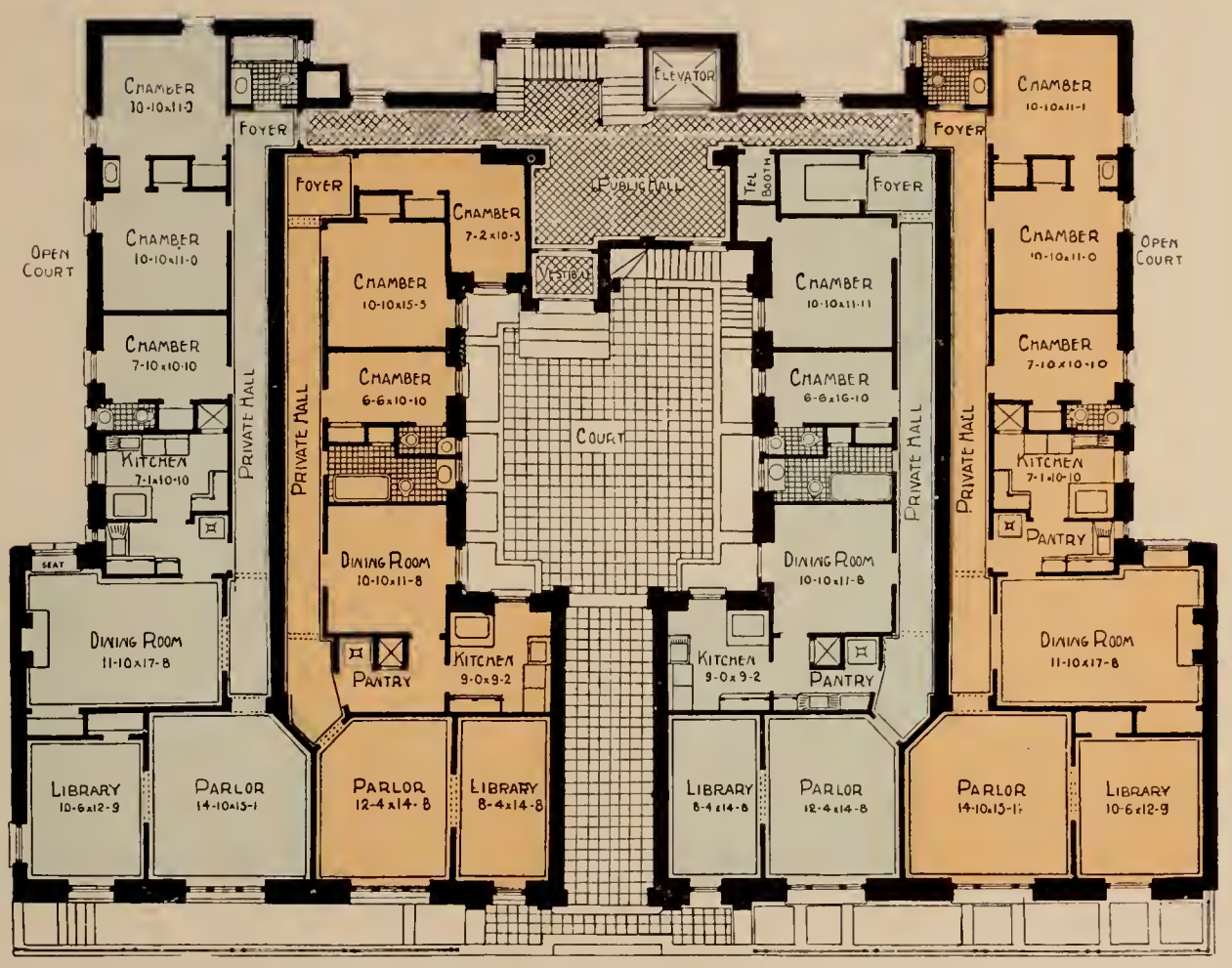
There are four apartments on a floor in suites of seven rooms.

The trim is of the best quality hardwood, highly finished. Floors are parquet, double and noiseproof. Every necessary convenice to comfort complied with.

Dimensions—The building has a frontage of 108 feet by 86 feet deep, on lot 95 feet deep.

Rents from $1,000 to $1,300.

THE MONTEBELLO



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

THE ZENOBIA

215-221 WEST 110TH STREET (CATHEDRAL PARKWAY)



Built by
I. OUSSANI
1906

HENRY ANDERSON
Architect

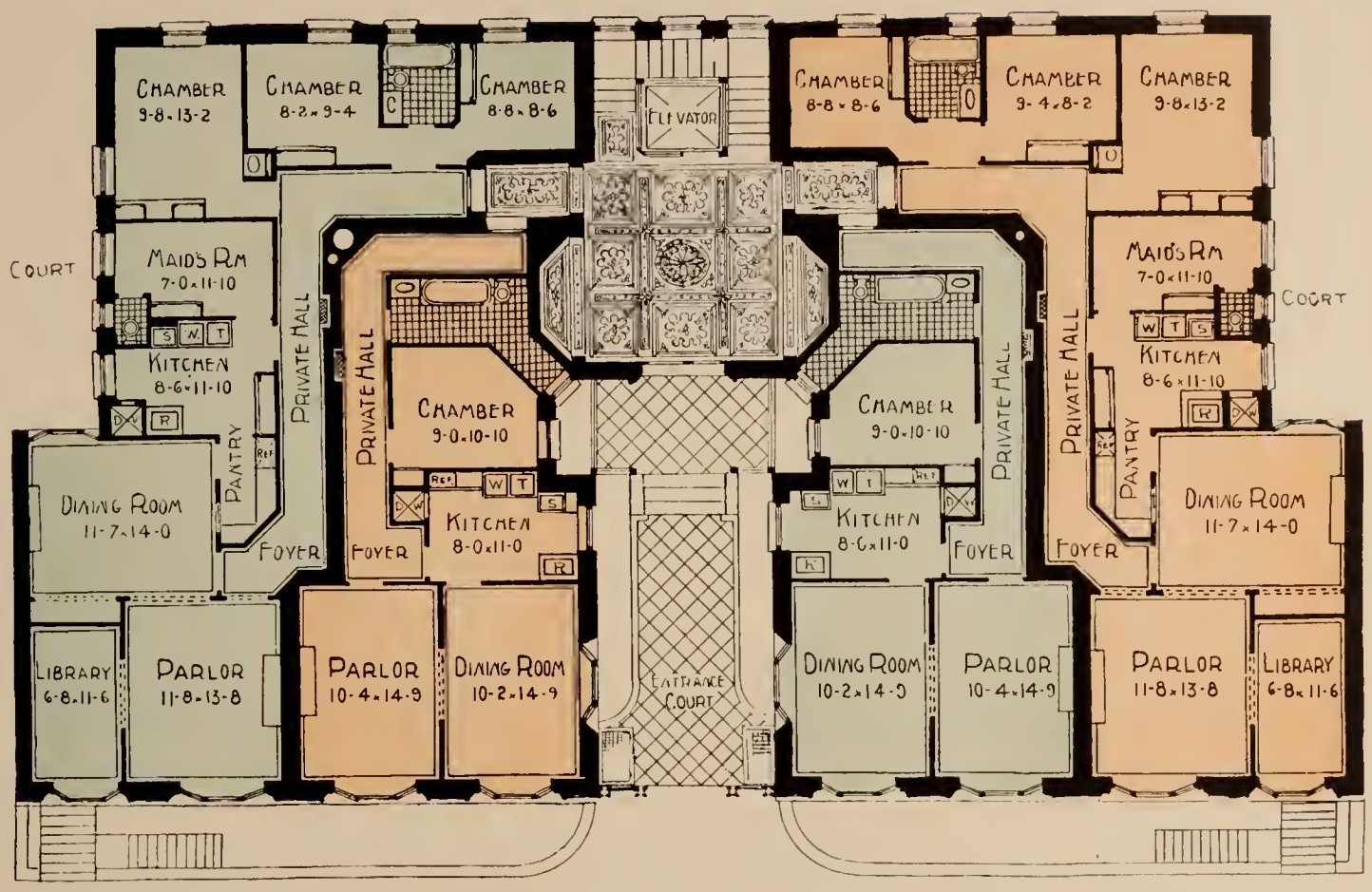
LOCATED directly opposite Central Park, every apartment overlooking one of the most charming sections of this world-renowned garden spot.

The transit facilities are exceptionally good, it being half a block from the elevated station of the Sixth and Ninth avenue lines and one block from the 110th street Subway express station at Lenox avenue. Several surface car lines are within like distance.

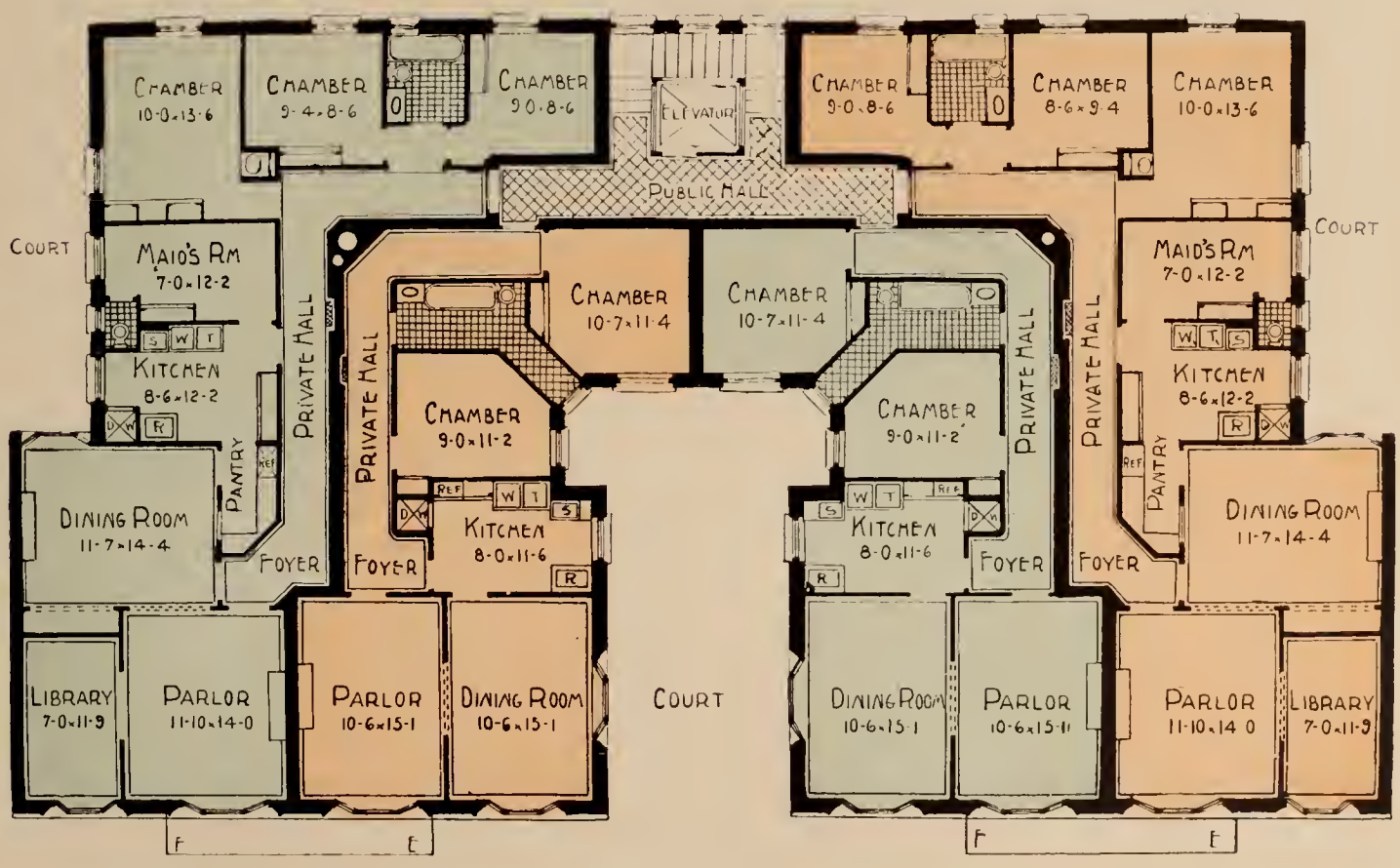
THE BUILDING is equipped with the most desirable up-to-date improvements. Four apartments on a floor, in suites of five and eight rooms. Parlors are in mahogany and dining rooms paneled in Flemish oak, capped with Dutch shelving. Chambers are in white enamel. The floors are in white maple, laid diagonally within a border of black walnut. The hardware is solid bronze, antique finish. Apartment doors are fitted with burglarproof locks. The building has a frontage of 100 feet by 58 feet deep. Plot, 100 feet by 71 feet deep.

Rents from $800 to $1,200.

THE ZENOBIA



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

EMANUEL M. KRULEWITCH

THE immortal poet truly said of a great man, "Not to know him is to argue one's self unknown." This applies in a peculiarly strong manner concerning the subject of this sketch, Emanuel M. Krulewitch. Any operator in upper New York real estate, who is not familiar with the name of Krulewitch, has something essential to learn before he can talk intelligently concerning the growth and development of this great interest which is identical with the growth and advancement of the city.

About thirty years ago Mr. Krulewitch first saw the light of day. We do not know that at that time he gave evidence of a keen understanding of what was going on about him, but it did not require many years for him to realize that this was a world in which intelligent activity counted, for at the early age of fifteen, having received a public school education which entitled him to graduation and a higher course of study, he entered into business with his father, who was engaged in real estate transactions in the Metropolis, and there, in the office and outside in the field of activity, obtained a practical knowledge of a business where he could put to very good use the education which he had received in the public school.

About sixteen years ago, or from 1892 to 1900, he entered into business as a general contractor, under the firm name of Emanuel M. Krulewitch. The practical experience which it had been his good fortune to secure, combined with an energetic nature, soon manifested itself, and several tenement houses were erected on First avenue, notably those numbered 2009, 2011 and 2013. Soon thereafter the name of Krulewitch, in connection with general contracting and building, was justly regarded with high favor by those identified with building operations who appreciated conscientious work and intelligent application.



Emanuel M. Krulewitch

In the boom period of 1903 he became an operator in real estate, speculating with a remarkable degree of success. Steady progress soon directed his especial talent towards high grade apartment property, and in 1905 he brought to completion the two elevator apartment houses, Simna Hall and the Marimpol Court, on West one hundred and twenty-second street. About this time the Krulewitch Realty Company was organized, of which he is President, and his brother, the Honorable Samuel Krulewitch, is Secretary. The latter gentleman will be remembered as the father of the five cent telephone bill, which he introduced and successfully carried through the legislature.

The firm of Krulewitch, Levy & Weinstein was formed by him in 1906, and the organizer was not alone the senior partner, but was the executive member as well. It was under this organization that the Sadivian Arms was built on the southwest corner of 145th street and St. Nicholas avenue, one of the best corners on Washington Heights. The architectural features of this pleasing structure are well worth noting. The rich and elaborate front has withal a quiet and dignified tone very pleasing to a refined taste.

At the present date Mr. Krulewitch is putting up two elevator houses at 502 and 522 West 148th street, named respectively the Lusitania and the Mauretania Court, and further operations are contemplated in the near future; one will be a ten-story, fireproof building on Morningside Drive near 122nd street, and others will be built in localities which have everything to commend them.

This brief sketch would not be complete without mention being made of the affable nature of Mr. Krulewitch, which quite naturally makes for him a host of friends, but there is one striking business characteristic which many of us could copy with profit, and that is that under no circumstances will he let friendship or any pleasure interfere with business in the slightest manner.

In every particular he lives up to the full letter of his agreements, and when he agrees to any proposition he keeps his word absolutely. Except as a precaution in the event of death, a verbal contract is as good as one written and witnessed by a dozen people.

LUSITANIA COURT

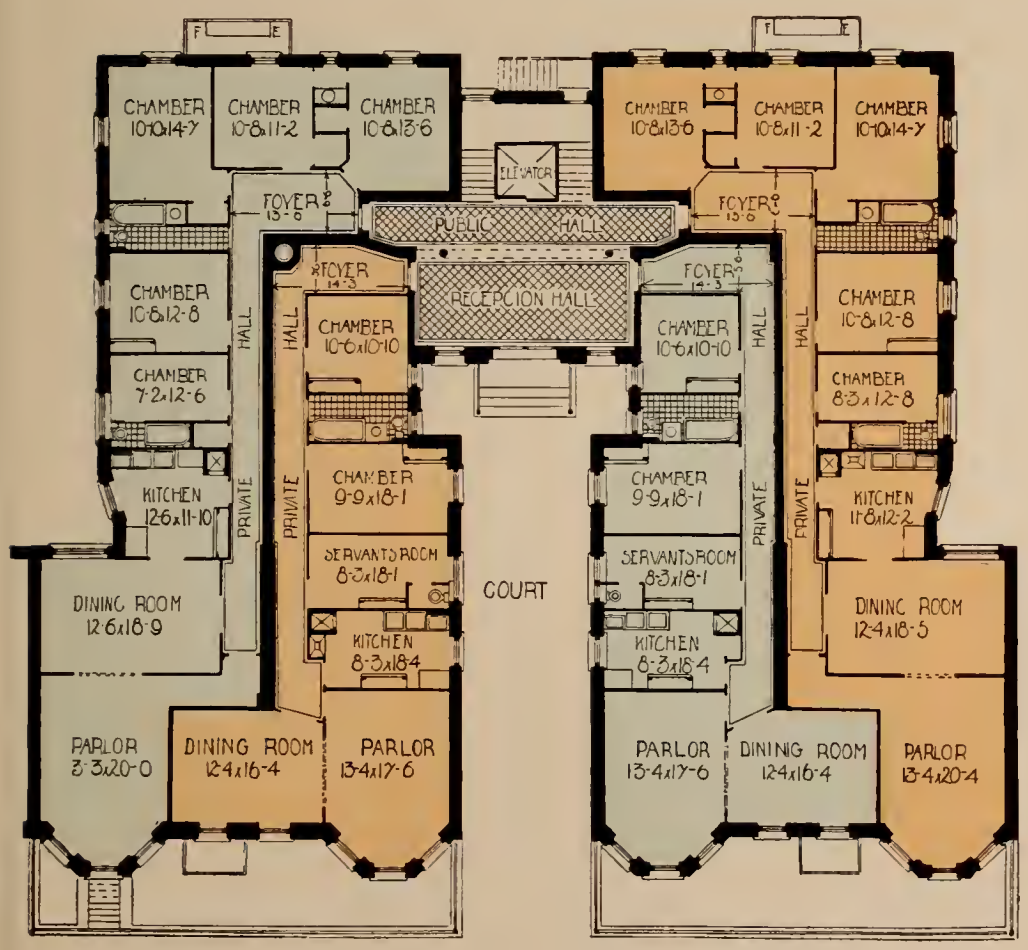
402-410 WEST 148th STREET



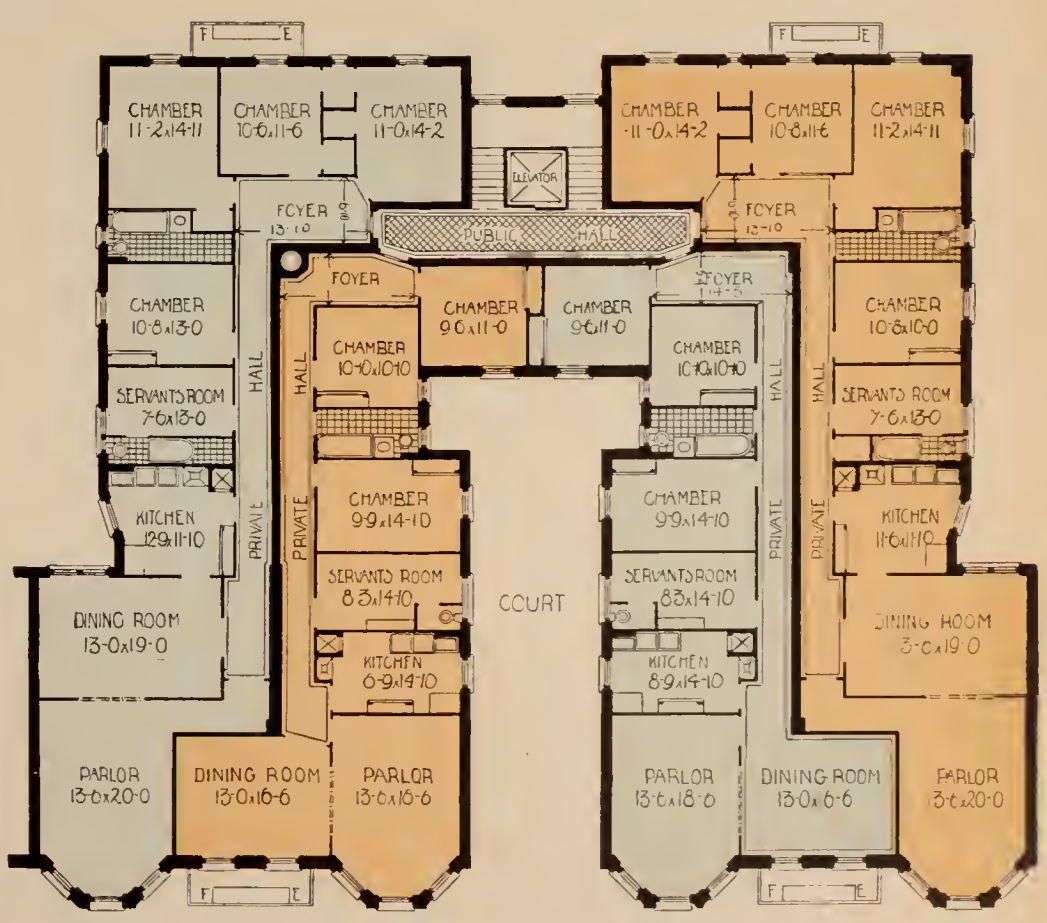
Built by
E. M. KRULEWITCH
1907-8

NEVILLE & BAGGE
Architects

SITUATED on the south side of 148th Street, between Convent and St. Nicholas Avenues, within easy access of the Subway, three blocks from the Sixth and Ninth avenue elevated station and two from the Amsterdam and Third avenue surface lines. There are four apartments on a floor, in suites of seven and eight rooms and two baths. Dining rooms have seven-foot quartered oak panels. The floors in dining rooms, music rooms and libraries are parquet work. Trim in parlors, libraries and music rooms are of curly birch. Each apartment is provided with long distance telephone and telegraph service, mail chutes, garbage closets and wall safes. Size of plot, 100 feet by 100 feet. Rents $1,000 to $1,200.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

NEWPORT COURT

111-117 WEST 104th STREET



Built by
ROSENBERG, FEINBERG & FREEDMAN

C. B. MEYERS
Architect

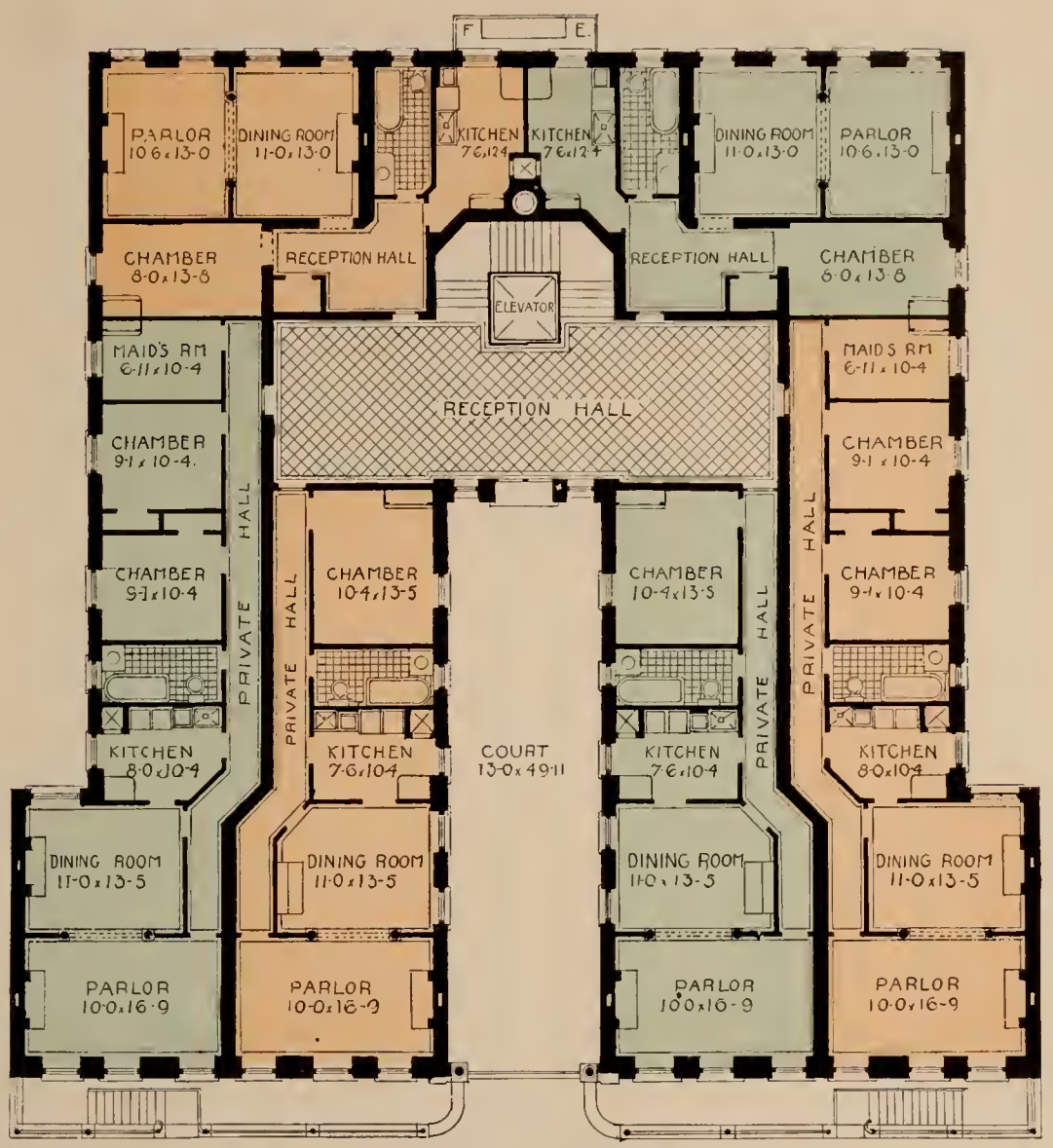
LOCATED on the north side of 104th Street, between Amsterdam and Columbus Avenues, within three blocks of Central and Riverside Parks. The 104th street elevated station of the Sixth and Ninth avenue lines is about one hundred feet from the building, while the Subway and many West Side surface cars are easily accessible.

THE APARTMENTS are laid out six on a floor, in suites of four, five and six rooms. The equipment and finish is of the high grade apartment house standard.

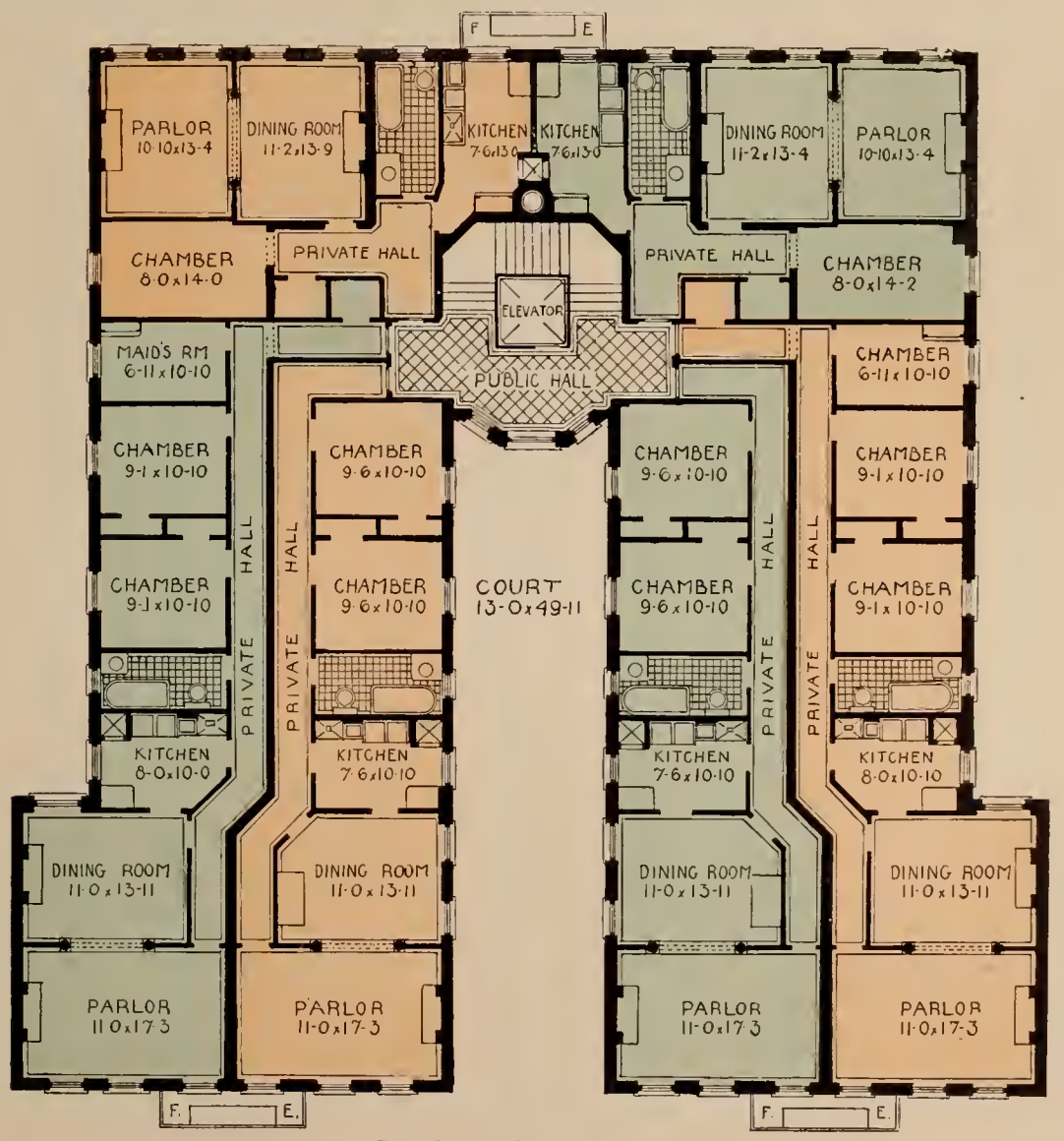
THE BUILDING has a frontage of 88 feet by 100 feet deep.

Rents from $528 to $792.

NEWPORT COURT



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

THE MAYFIELD

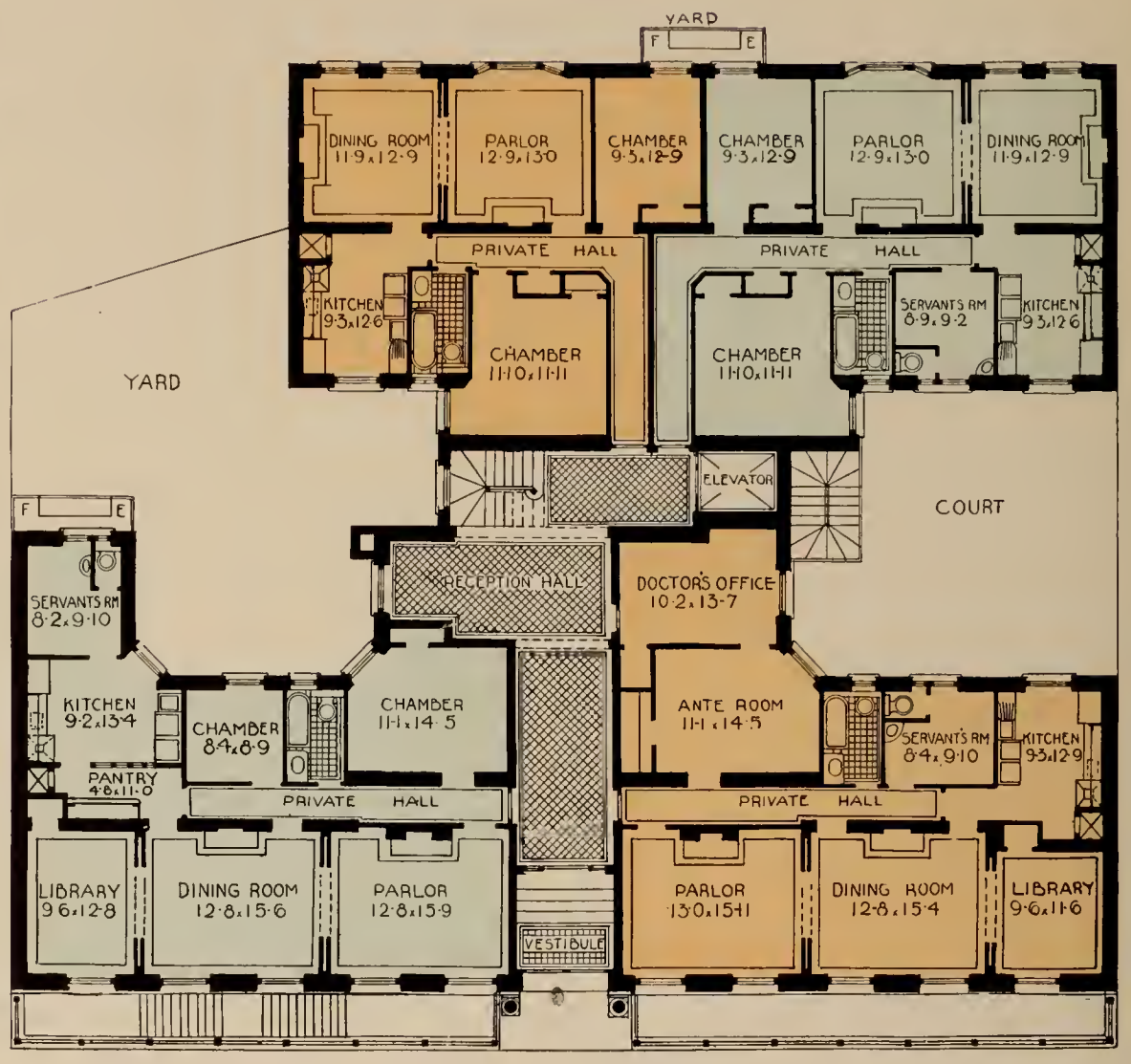
15 EAST 10th STREET



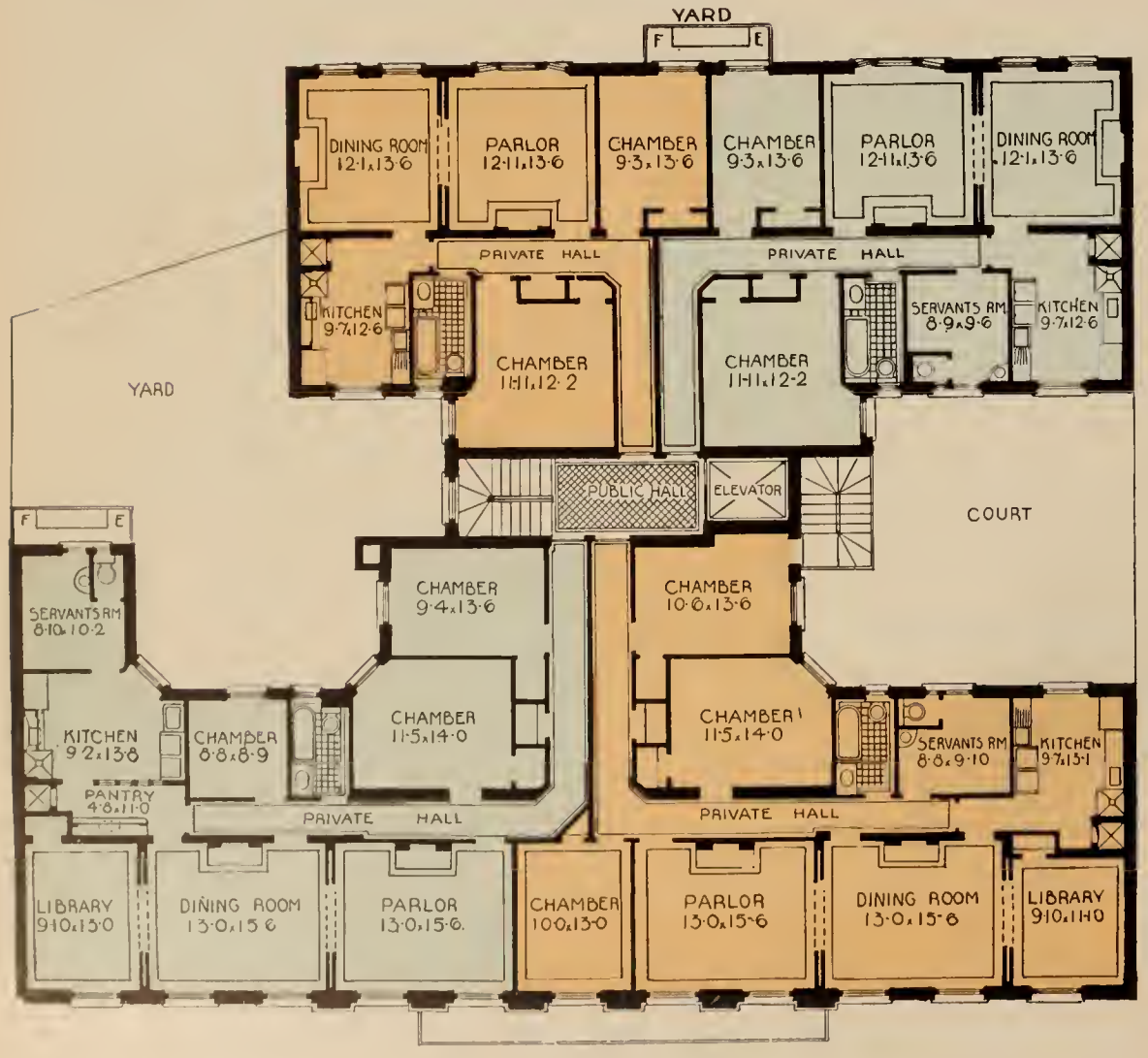
Built by
THE MAYFIELD CON. CO.
1907

LAWLOR & HASSE
Architects

Messrs JAMES C. MCGUIRE & Co., Contractors



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

LOCATION—Between Fifth Avenue and University Place, on the north side of street, giving all front apartments southerly exposure.

Express station of the Subway at 14th street; Broadway and Sixth avenue surface lines one block from building. Crosstown, 8th street line, two blocks north, transfers to all parts of the city.

THE BUILDING—Constructed in accordance with most modern methods. Architecture, French Rennaissance. Inside iron stairway and fire escapes in court, thus avoiding disfigurement of front elevation.

Size: 98 feet front, 95 feet deep.

APARTMENTS—Eight rooms in front and five and six rooms rear. Separate servants' room and toilet. Trim is of the best hardwood.

Elevator service, bath rooms for servants in basement, storage rooms, long distance telephone in each apartment.

Rents from $950 to $2,000.



THE ANNAMERE COURT

609-615 WEST 115th STREET

ENJOYS every advantage of position and environment. The centre of a neighborhood of parks, boulevards and colleges. Just east of Annamere Court, less than half a block, is Riverside Drive and Park, one block to the north the grounds and buildings of Columbia University and other colleges, on the west Morningside Park and the south the Cathedral of St. John the Divine.

Four apartments on a floor, two of seven rooms and two of eight rooms.

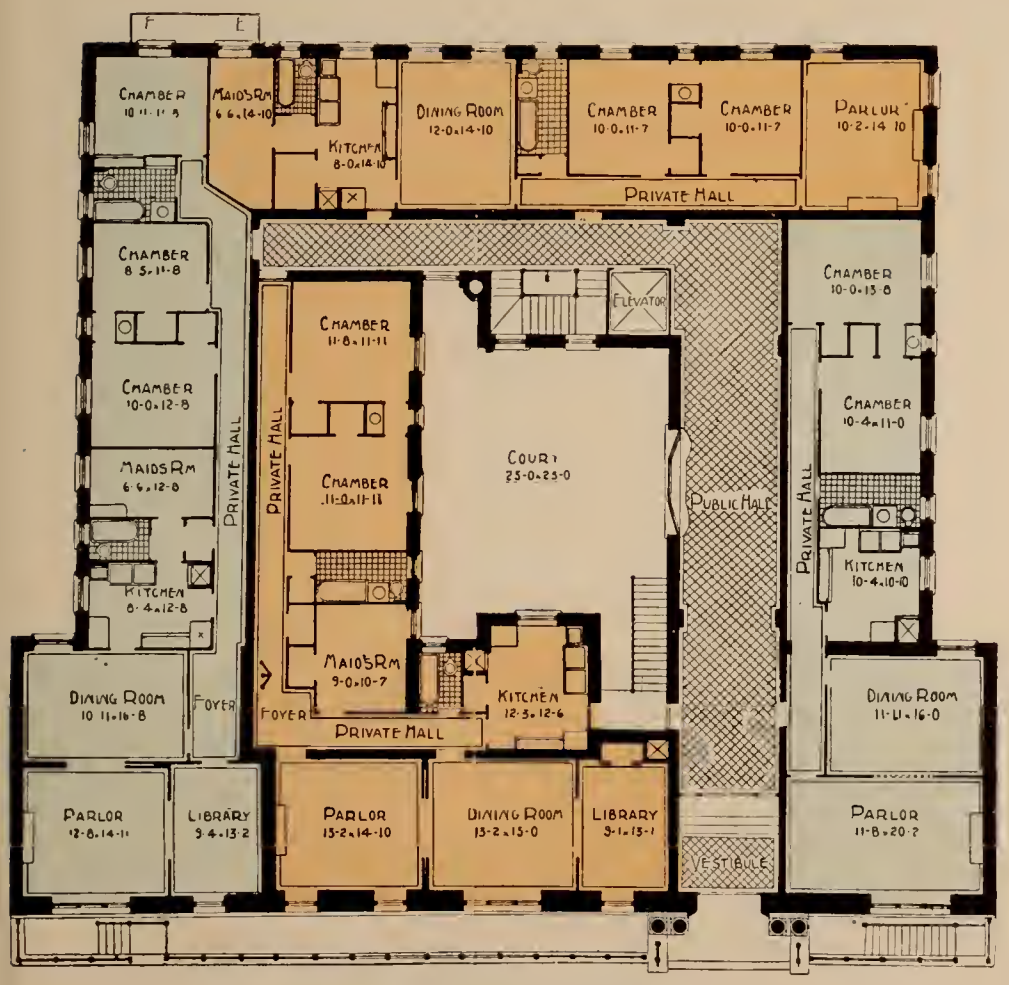
Parquet floors, cedar closets, telephone, shower baths, glass lined refrigerators, steam clothes dryer in basement. Front fire escapes are replaced by an inside fireproof stairway.

Dimensions: 100 feet front by 84 feet 11 inches deep; plot 100 feet 11 inches.

Rents $900 to $1,350.

Built by
THE OPPENHEIM REALTY CO.
1906

NEVILLE & BAGGE
Architects



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS



THE CHISLEHURST

FORT WASHINGTON AVENUE

Near 180th Street

EASILY accessible to Subway express station and surface trolley transferring over entire city.

High elevation, restricted residential neighborhood.

Unobstructed, extensive views of Hudson River, Palisades and Riverside Drive.

Suites of nine, eight, seven and five large sunny rooms; separate maids' rooms and toilets.

Eight and nine room suites have two bath rooms.

Apartments trimmed in selected hardwoods. Dining rooms with high quartered oak wainscoting. Long mahogany mirror consoles in parlors.

Parquet floors in parlors, libraries and dining rooms; oak floors in all other rooms.

Sanitary appliances throughout of the most modern type.

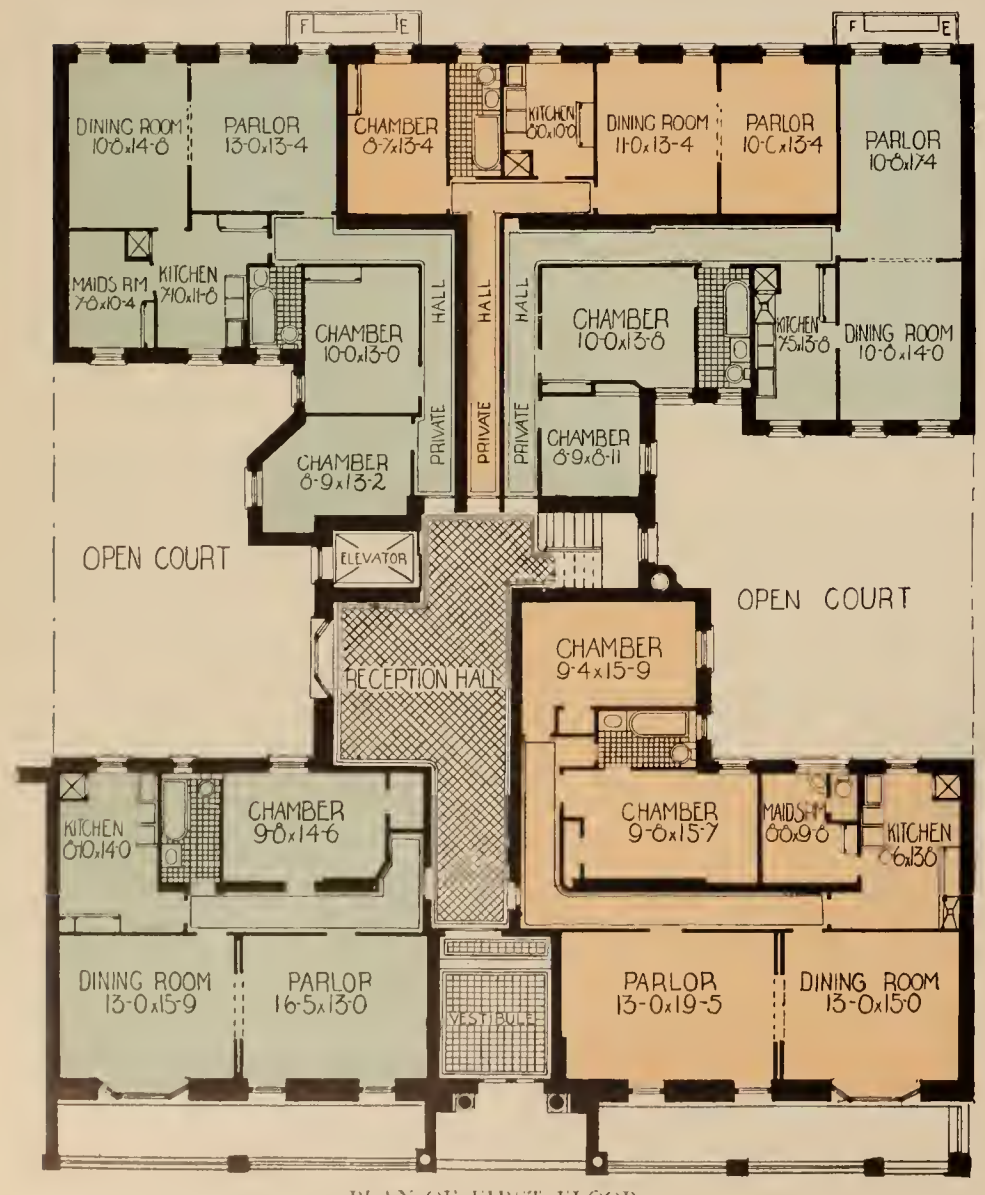
Elevator service, electric light, interior telephones and mail chutes.

Size of building, 82 feet by 93 feet, irregular, on plot 82 feet by 107 feet.

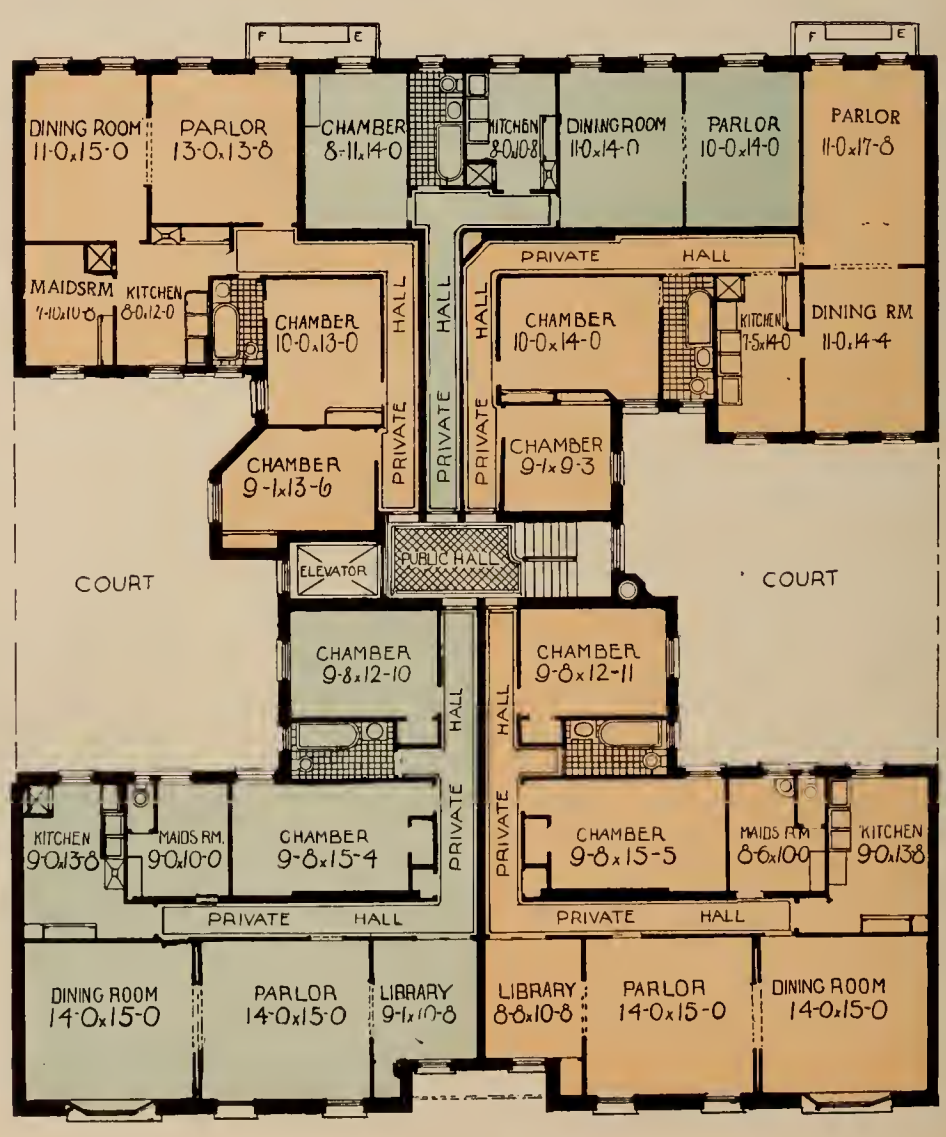
Rents from $480 to $1,200.

Built by
PINEHURST REALTY CO.
1907

GEO. F. PELHAM
Architect



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

THE PENNINGTON

314-318 WEST 95th STREET

LOCATED on the south side of 95th Street, between West End Avenue and Riverside Drive. Two blocks from the Subway and three from the Broadway, Amsterdam and Sixth avenue surface cars.

BUILDING—Indiana limestone is used throughout the front, no terra cotta of any kind being employed.

Size, 75 feet front by 85 feet 6 inches deep.

Fireproof throughout.



Built by
SCHNEIDER & HERTER
1904

SCHNEIDER & HERTER
Architects

APARTMENTS—There are four apartments on a floor, in suites of four, five, seven and eight rooms and large foyer.

Entrance hall is wainscoted six feet high with marble. Trim in all rooms is of hardwood and rubbed to a high finish in parlors, libraries and dining rooms. All improvements, such as high class mantel pieces, with gas log grates, in parlors; tiled baths, porcelain lined washtubs and sinks and glass lined refrigerators in kitchen.

Rents from $50 to $100.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

THE STOCKBRIDGE AND WILSHIRE

603-605 WEST 138th STREET — 602-604 WEST 139th STREET

Two Elevator Apartment Houses.—Both identical in elevation and layout



BURLINGTON REALTY CO.
Builders

SCHWARTZ & GROSS
Architects

SITUATED between Broadway and Riverside Drive, and two blocks from the 137th street Subway station and one and a half blocks from the Amsterdam, Third and Sixth avenue surface cars.

THE BUILDINGS are six stories in height and semi-fireproof.

Dimensions, 75 feet by 100 feet.

APARTMENTS—There are two six and two seven-room apartments on a floor. Each apartment has extra servants' toilet and all the modern conveniences that go to make up a high-class house of this character.

Rents from $55 to $80.



HUDSON RIVER BY MOONLIGHT

THE PALISADES

HUDSON RIVER BY DAYLIGHT



PLAN OF FIRST FLOOR

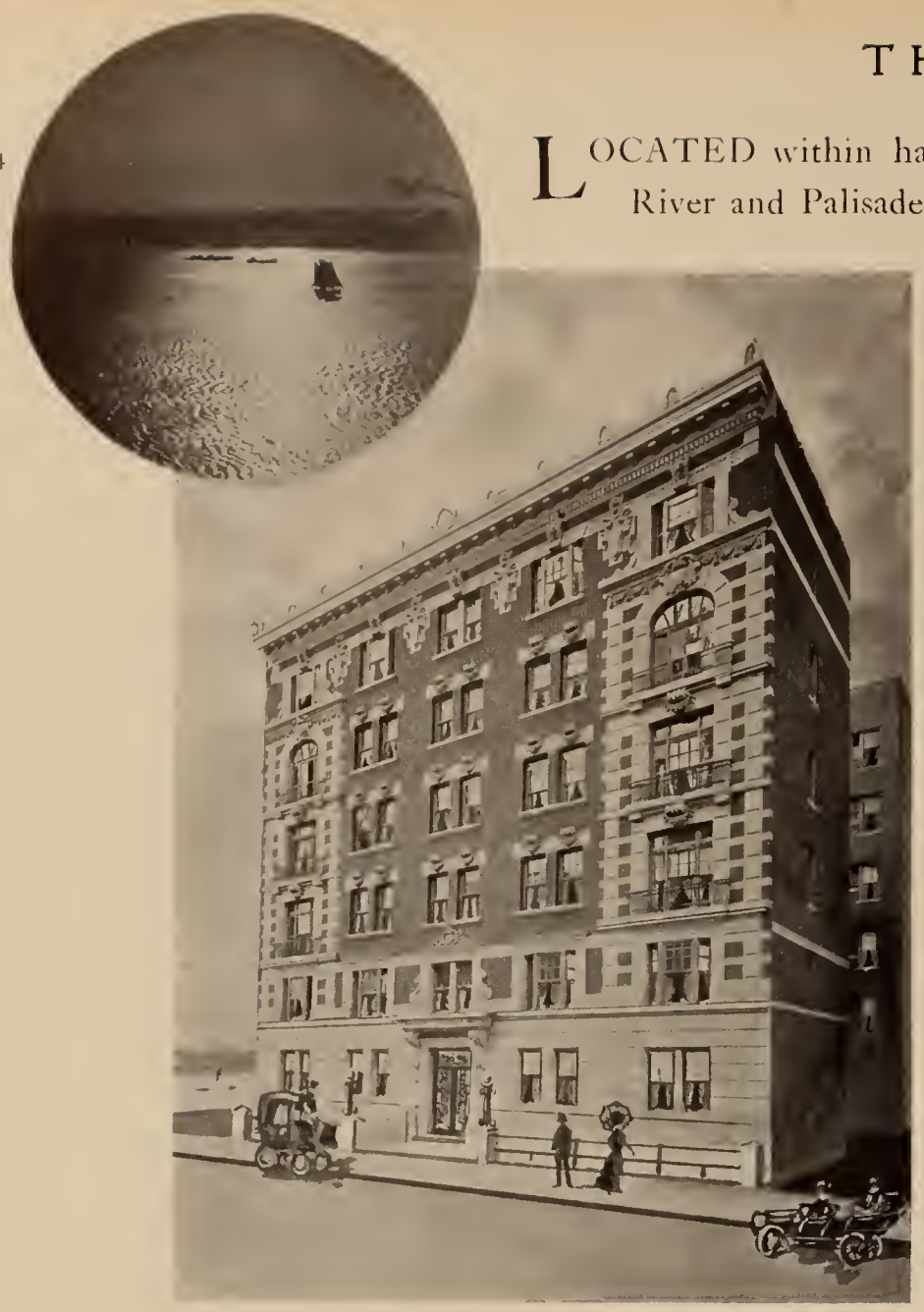


PLAN OF UPPER FLOORS

THE STOCKBRIDGE AND WILSHIRE

THE SUNNYCREST

611 WEST 113th STREET



LOCATED within half a block of Riverside Drive, overlooking the Hudson River and Palisades. Within two blocks of the Cathedral of St. John the Divine and three blocks from Columbia University. Three blocks from the 116th street Subway express station, half a block from the Broadway surface cars and one and one-half blocks from the Amsterdam avenue line. Short distance from the elevated station at 110th street.

THE BUILDING—Colonial architecture. Red brick and limestone elevation. Front fire escapes are replaced by an inside steel staircase.

Size, 75 feet front by 87 feet 11 inches deep, on lot 100 feet 11 inches deep.

APARTMENTS—Four apartments on a floor of five, six and seven rooms and bath. Extra servants' room and toilet. Trim throughout is of special seasoned hardwood. Interior decorations and finish are exceptionally fine. All latest improvements. Long distance telephone in each apartment. Uniformed hall and elevator service. Storage rooms in basement, etc.

Rents from $675 to $950.

Built by
V. CERABONE CONST. CO.
1907

SCHWARTZ & GROSS
Architects



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

THE PORTHOS AND THE ATHOS

146-148 AND 152-154 WEST 118th STREET

SITUATED on the south side of 118th Street, between Lenox and Seventh Avenues, three blocks from the 116th street and Lenox avenue Subway express station, two of the Lenox avenue surface line and one block from the Ninth avenue "L" and Eighth avenue surface cars.

THE BUILDINGS are six stories in height, with fronts of buff brick and limestone, and each covers a plot of 75 feet by 100 feet. The courts are of a light front brick.



Built by
FRIEDMAN & FEINBERG
1906

BERNSTEIN & BERNSTEIN
Architects

APARTMENTS are of five, six, seven and eight rooms, with extra servants' bath.

Parlors and libraries are finished in mahogany, dining rooms in a forest green oak, Colonial effect, and chambers in white enamel with birch doors.

Every up-to-date improvement and convenience have been installed.

Rents from $640 to $1,200.



PLAN OF FIRST FLOOR



PLAN OE UPPER FLOORS

THE OGONTZ

509-515 WEST 122nd STREET

LOCATED on the north side of 122nd street, a park street, between Broadway and Amsterdam avenue. One block from Riverside Drive and Park and Columbia University.

The Subway express station at Manhattan street is near at hand. The Amsterdam and Sixth avenue surface cars are but half a block away.

BUILDING—Indiana limestone is used to the second story, while above to the sixth, the facade is of brick trimmed with limestone and terra cotta.

Size, 75 feet by 100 feet.



Built by
MUTUAL CONSTRUCTION CO.

MOORE & LANDSIEDEL
Architects

1905

APARTMENTS—Five apartments on a floor, in suites of four, five and six rooms. The parlors and libraries are in mahogany and dining rooms in oak. Bath rooms have showers, marble porcelain basins and syphon jet closets; walled with enameled tile and floored with tile; woodwork white enamel. Kitchens have porcelain tubs and sinks and large refrigerators.

Long distance telephone in each apartment, uniformed hall and elevator service, storage room and patent clothes dryer in basement.

Rents from $480 to $720.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

THE FAIRHOLM

503-505-507 WEST 121st STREET



JOSEPH H. DAVIS
Builder, 1905

GEO. F. PELHAM
Architect

LOCATED on Cathedral Heights, close to Riverside Drive and Columbia University. The Subway and Sixth and Ninth avenue elevated stations are a few blocks away. Several lines of surface cars pass within 100 feet of the door.

THE BUILDING has a frontage of 75 feet by 95 feet 11 inches deep.

THE APARTMENTS are arranged in suites of four, five, six and seven rooms. The seven-room apartments have extra servants' room and bath.

Every convenience adopted in this class of building has been installed, such as noiseless elevator, telephone, etc.

Rents from $600 to $900 per annum.



PLAN OF UPPER FLOORS

THE AUDUBON COURT

Nos. 2 AND 4 ST. NICHOLAS PLACE

LOCATED on the west side of St. Nicholas Place, directly opposite 150th street. Rear windows overlooking Harlem River Valley and Colonial Park. Accessible to the Amsterdam and Eighth avenue surface lines, Sixth and Ninth avenue elevated and 145th street Subway express station.

THE BUILDING is of light brick and limestone.

Size, 74 feet 11 inches by 87 feet. Lot, 74 feet 11 inches by 100 feet.



Built by
HOGENAUER & WESSLAU
1904 and 1905

NEVILLE & BAGGE
Architects

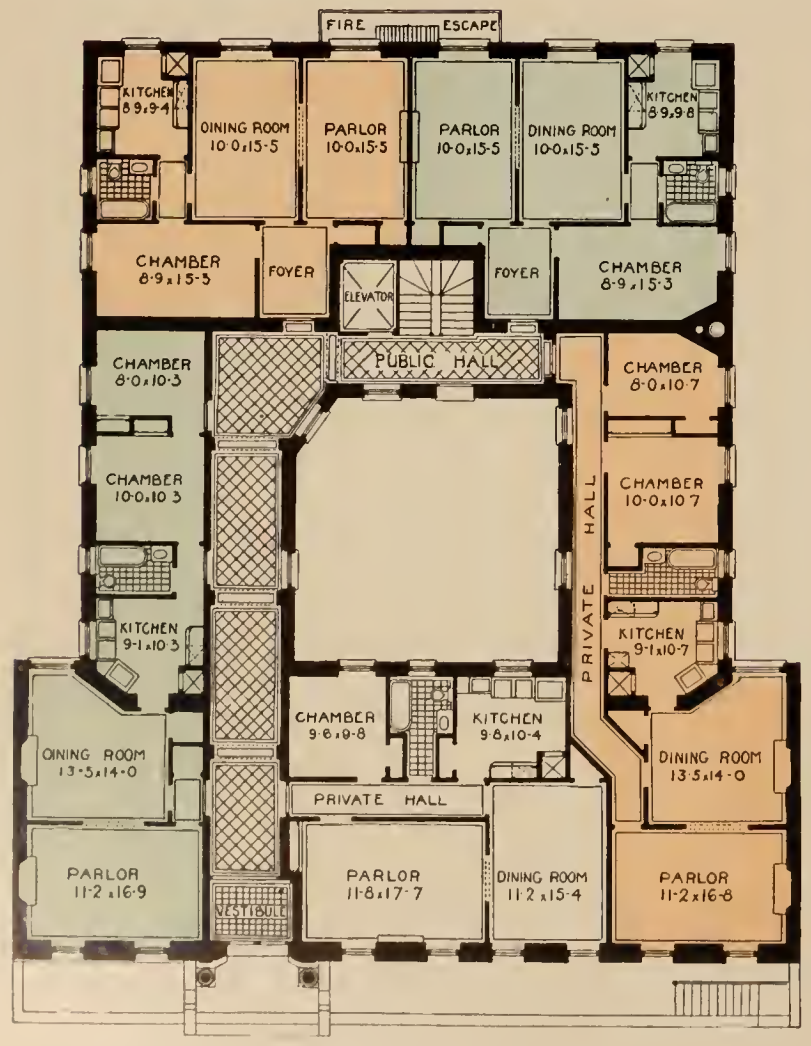
APARTMENTS—Five apartments on a floor, in suites of four and five rooms and large foyer. Hardwood trim throughout, cabinet finish. All improvements.

Long distance telephone in each apartment. Storage rooms in basement.

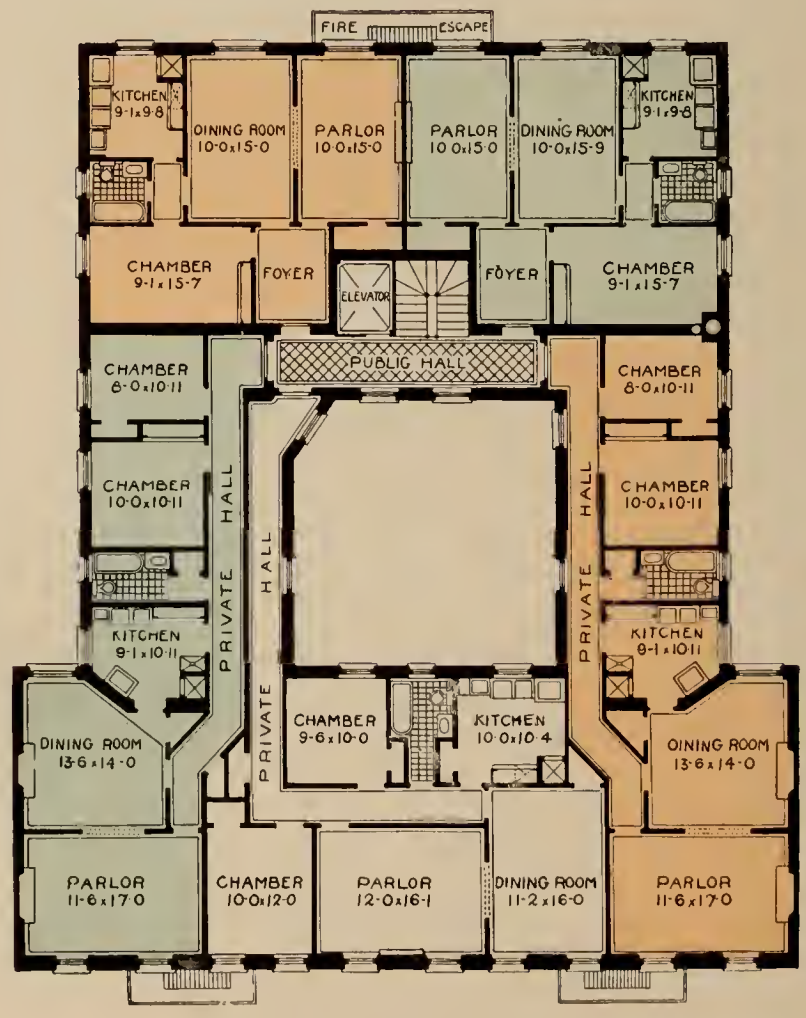
United States mail chute.

Uniformed hall and elevator service.

Rents from $420 to $600 per annum.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

THE SONOMA AND MEDINA



Built by
JAMES O'BRIEN
1906

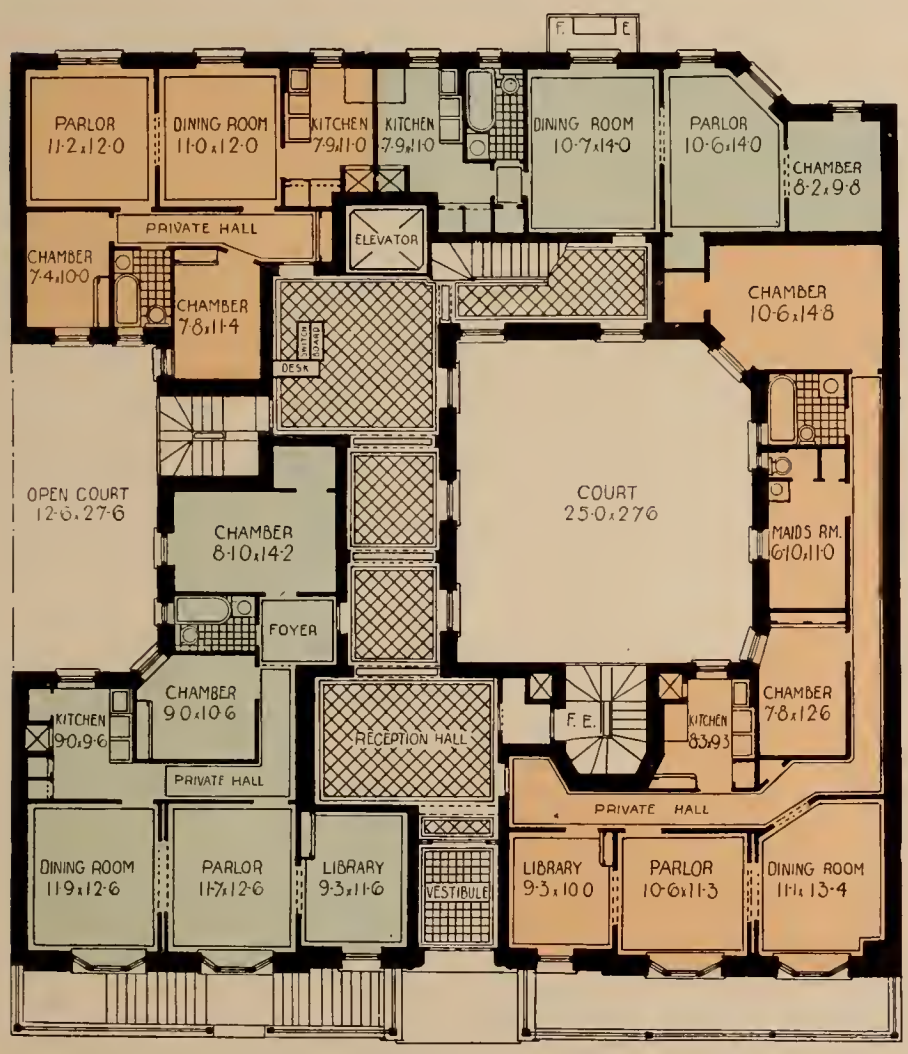
FRANK S. NUTE
Architect

ARE located on the west side of Claremont Avenue, between 125th and 127th Streets. They are one block from Grant's Tomb, Claremont Heights and Riverside Drive and near the colleges. The Broadway and Seventh avenue surface cars are but one block away and the Amsterdam avenue lines, Sixth avenue, 125th street and Third avenue lines, three blocks; the Sixth and Ninth avenue elevated station is near at hand, while the Manhattan street station of the Subway is distant one block.

BUILDING—Fronts of deeply carved, heavy Indiana limestone to second stories and Harvard brick with limestone trimmings above.

Dimensions of each house are, 75 feet in width by 78 feet deep, on plot 78 feet front by 91 feet deep.

APARTMENTS are in suites of four, five, six and seven rooms and servants' toilet. The trim throughout is of hardwood, cabinet finish. They contain all modern conveniences, such as porcelain wash trays and sinks, glass lined refrigerators, mirror medicine cabinets, nickeled racks and toilet fixtures, gas and electric light fixtures, etc. Noiseless electric elevator and uniformed hall service. Rents from $420 to $720.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

LAFAYETTE COURT

251-253-255
WEST 129th STREET

A SIX-STORY and basement high class elevator apartment house, situated one block from the Sixth and Ninth avenue elevated station and near the Lenox avenue Subway station.

THE BUILDING has a frontage of 76 feet by 87 feet deep, on plot 76 feet by 99 feet 11 inches.

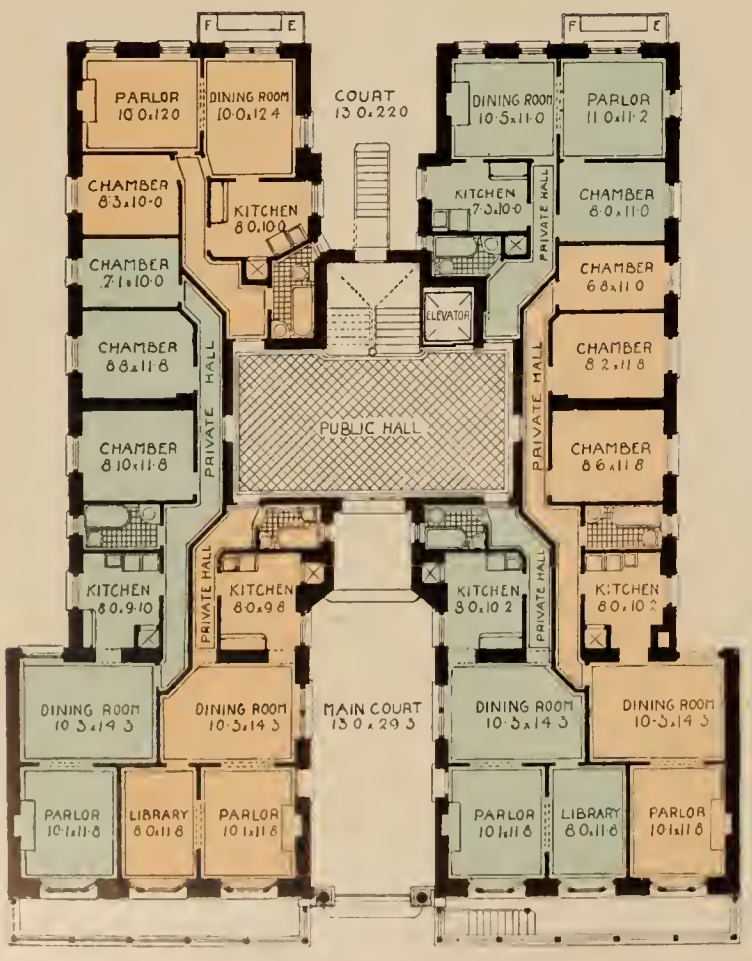


Built in 1905 by
THE CRESCENT MERCANTILE AND REALTY CO.

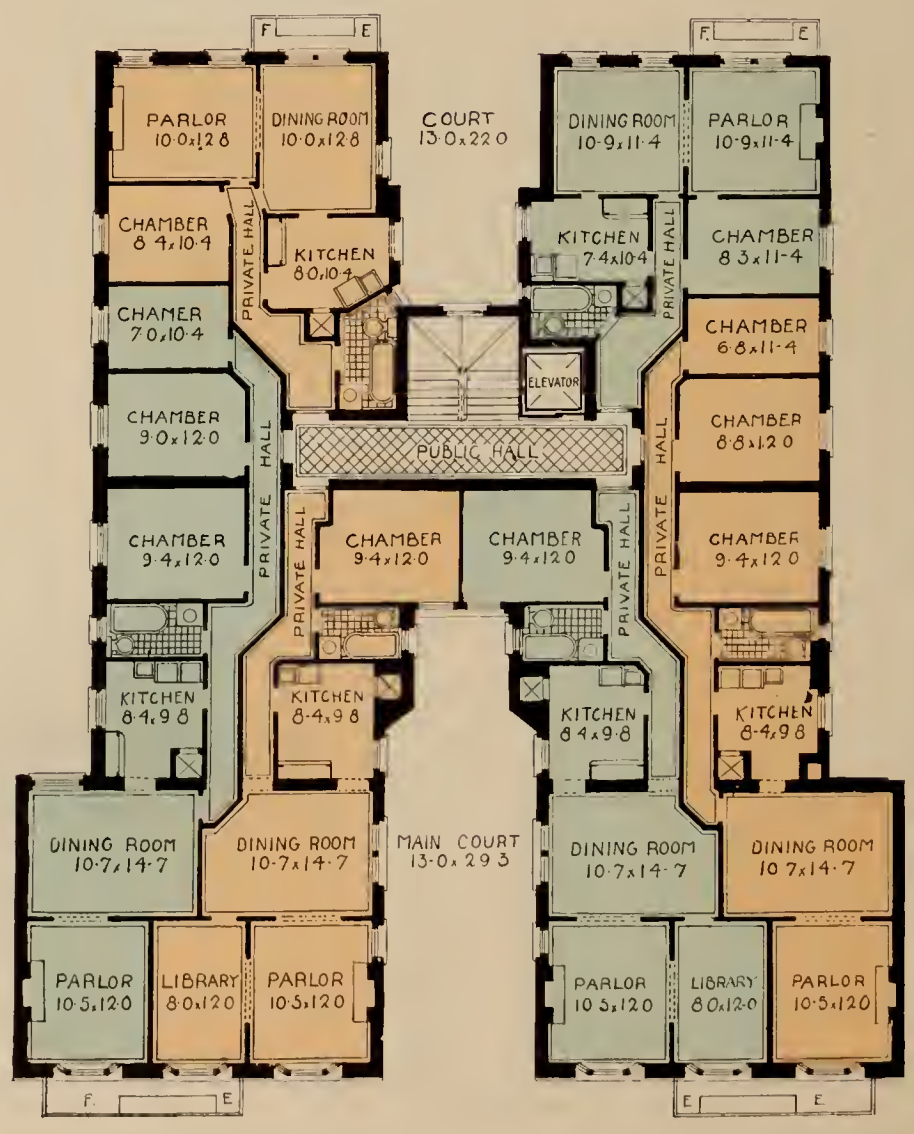
L. A. GOLDSTONE
Architect

APARTMENTS are in suites of four, five and six rooms, there being six apartments on a floor. The trim throughout is of oak and birch, cabinet finish, with maple floors. Among the many innovations installed are combination wall safes, porcelain wash trays and tubs, glass lined refrigerators, ceramic tiled baths and nickel toilet fixtures, noiseless elevator and uniformed hall and elevator service.

Rents, $420, $540 and $720 per year.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

THE ST. LOUIS

319 WEST 94th STREET

LOCATED in a most exclusive neighborhood, near Riverside Drive, where the pure air from the Hudson cools the atmosphere and brings health to those living within its influence.

The ST. LOUIS is two blocks from the 96th street Subway station and the Broadway, Amsterdam and elevated lines are easily accessible.



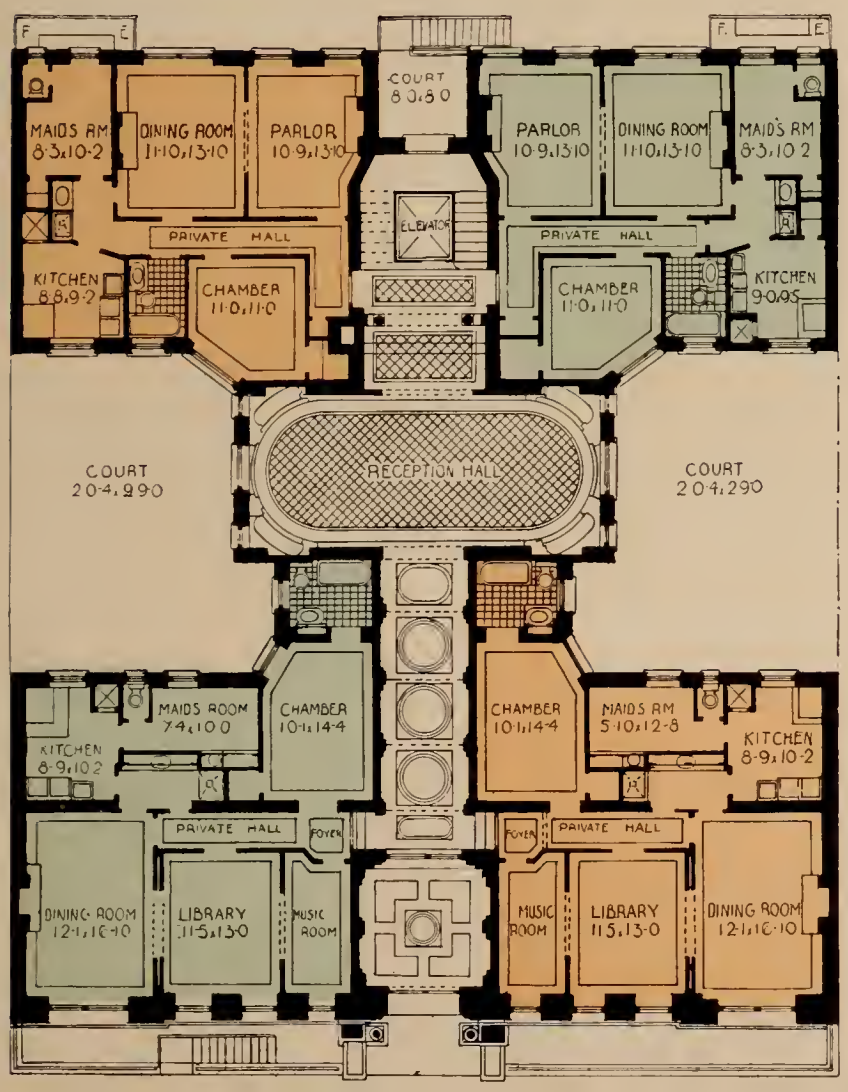
Built by
HOFFMAN BROS. & ROBINSON
1905

LORENZ WEIHER
Architect

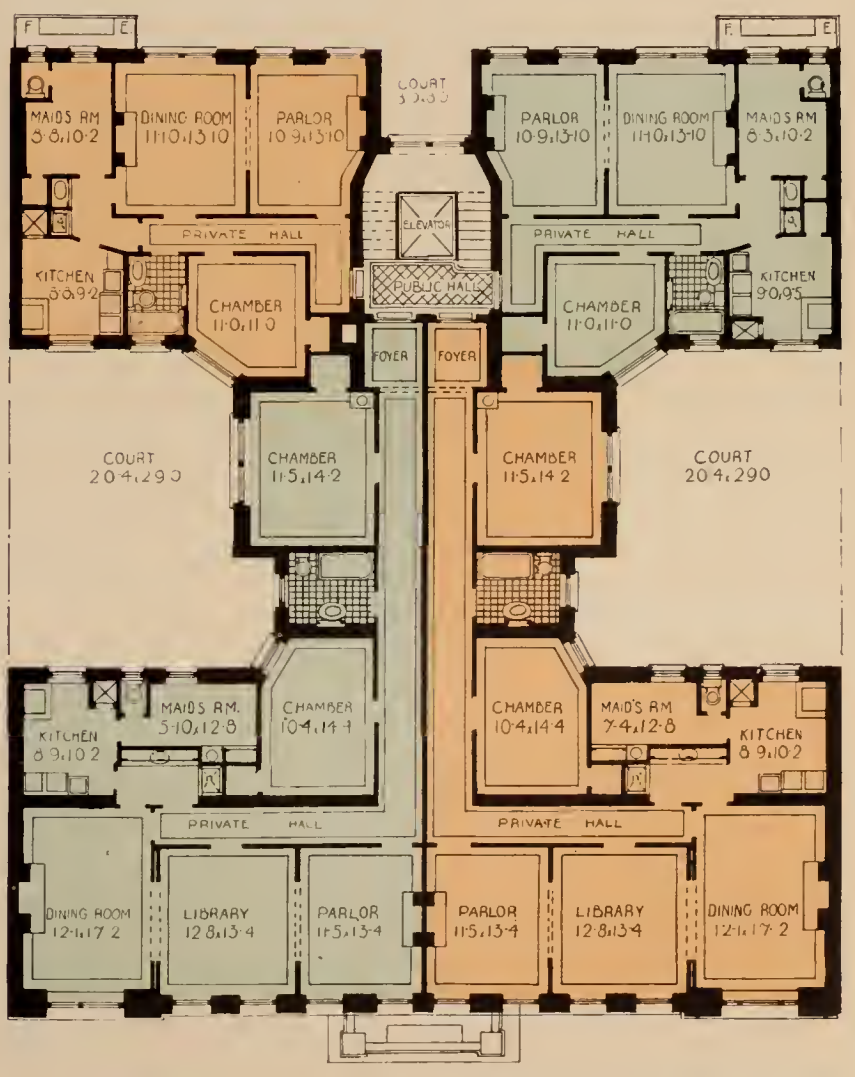
THE BUILDING has a frontage of 75 feet by lot 100 feet deep.

APARTMENTS are arranged four on a floor, in suites of five, six and seven rooms and extra servants' toilets. They have every convenience: long distance telephone in each apartment, shower baths, parquet floors, gas and electric light fixtures. The finish is all hardwood.

Rents from $660 to $1,200.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

FAIRVIEW COURT

175 CLAREMONT AVENUE



Built by
HENSLE CONSTRUCTION CO.
1905

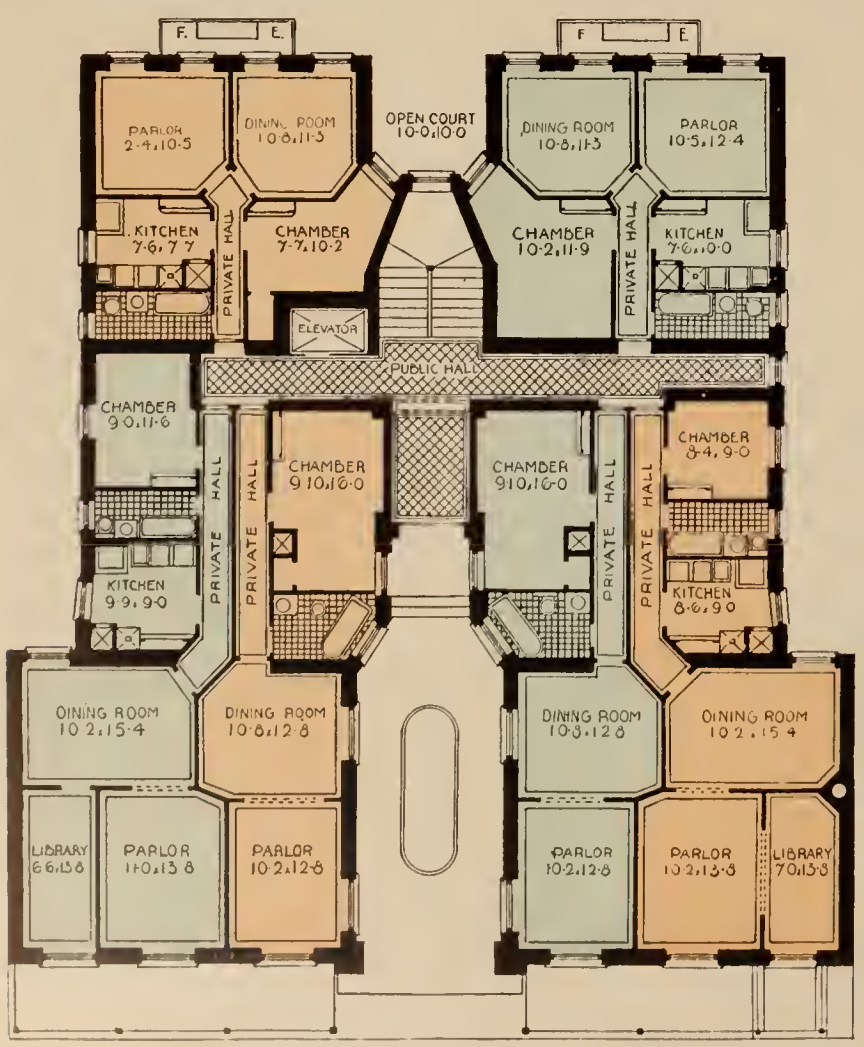
GLASSER & EBERT
Architects

LOCATION—West side of Claremont avenue, overlooking 125th street; within a stone's-throw of beautiful Riverside Park and Drive, close by Grant's Tomb and the picturesque Hudson, within a few blocks of Columbia, Barnard and other colleges, the Cathedral of St. John the Divine and the University of the City of New York.

TRANSIT FACILITIES—Within two blocks of Subway station, the Broadway lines and the 125th street cross-town cars, which transfer to all lines and make any part of the city easily and quickly accessible for a single fare.

BUILDING—The front is of white limestone, terra cotta and light buff brick.

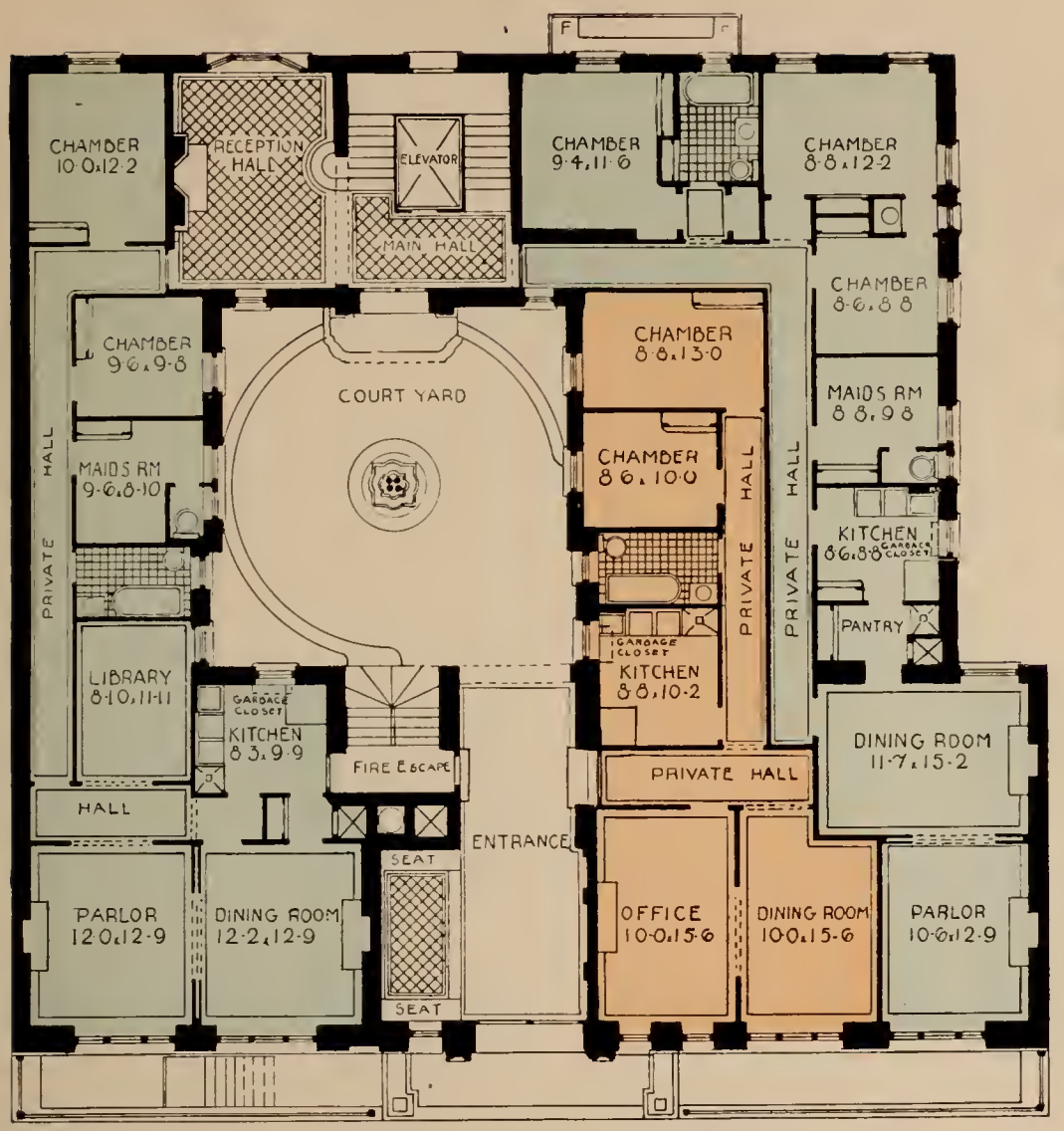
APARTMENTS are arranged six on a floor, in suites of four and five rooms. Electric elevator, long distance telephone service, etc. Size of plot, 75 feet by 91 feet. Rents, $480 to $660.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS



PLAN OF FIRST FLOOR

THE VERONIQUE

RIVERSIDE DRIVE

Opposite Grant's Tomb and Claremont



LOOKING WEST

A SIX-story elevator apartment house, built in 1905 by the De Waltoff-Marcuson Realty Co. and designed by L. A. Goldstein.

Dimensions—75 feet by 85 feet.

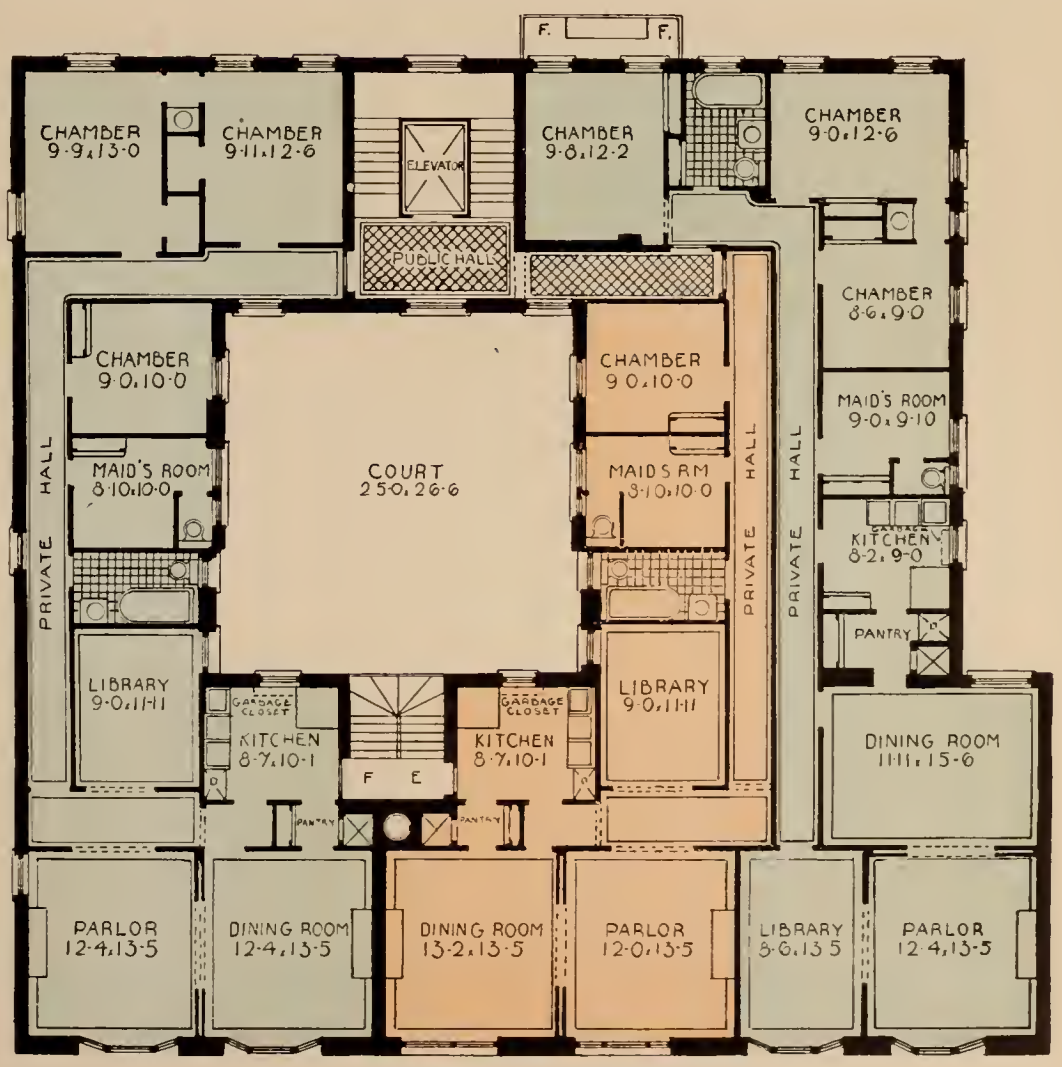
APARTMENTS are arranged three on a floor, in suites of five, six, seven and eight rooms and extra servants' room.

The elevation of Riverside Drive and Claremont avenue near 125th street gives the rear the advantages of a front—every apartment faces front.

Parlor and dining room floors are inlaid parquet work, other floors are of hardwood.

Every modern convenience up to date has been installed, such as sanitary garbage closets, steam dryers and store rooms in basement, wash basins between chambers, etc.

Rents from $1,000 to $1,600



PLAN OF UPPER FLOORS



THE VANCOUVER

518-520 WEST 94th STREET

LOCATED on the south side of 94th Street, near Riverside Drive. Convenient to the Subway at 96th street and all West Side surface lines.

BUILDING has a frontage of 75 feet by 90 feet deep, on lot 75 feet by 100 feet.

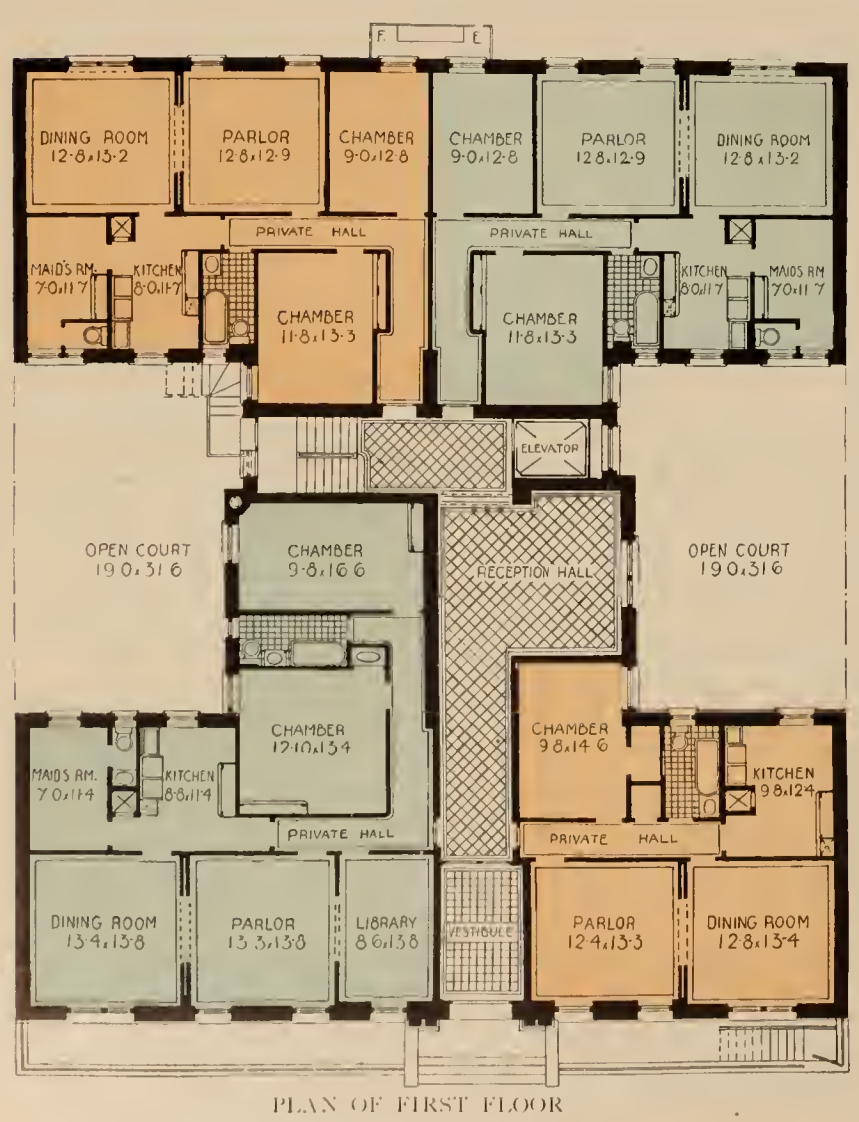
There are four apartments on a floor, in suites of six and seven rooms and extra servants' toilet.

The finish and equipment of these apartments are of the best material and latest patent.

Rents from $840 to $1.200.

Built by
JOS. H. DAVIS
1905-6

GEO. F. PELHAM
Architect



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS



Built by
A. B. KIGHT
1905

A. B. KIGHT
Architect.

THE WELDON

205 WEST 101st STREET

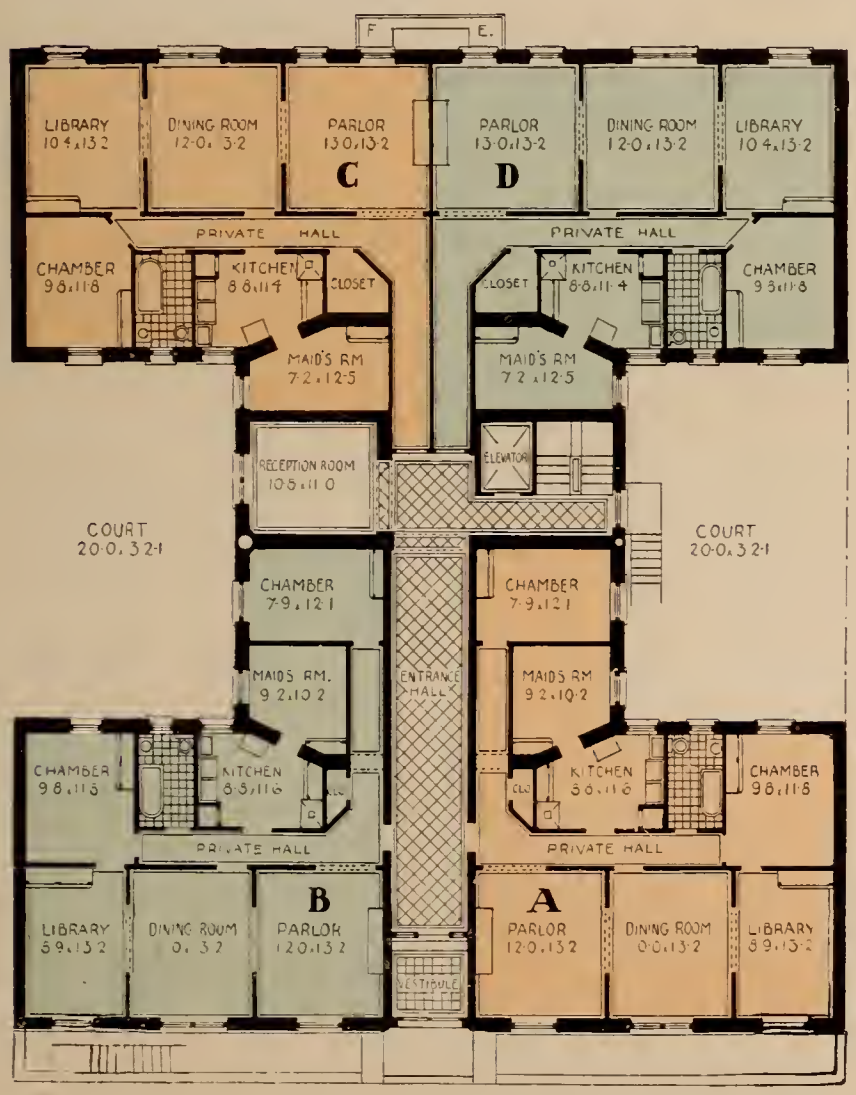
CENTRALLY located on the north side of the street, between Broadway and Amsterdam avenue, and within a short walk of Riverside Drive. Subway express station at 103rd street; convenient to the Broadway, Amsterdam, Sixth and Ninth avenue surface lines.

APARTMENTS are in suites of six and seven rooms, four on a floor.

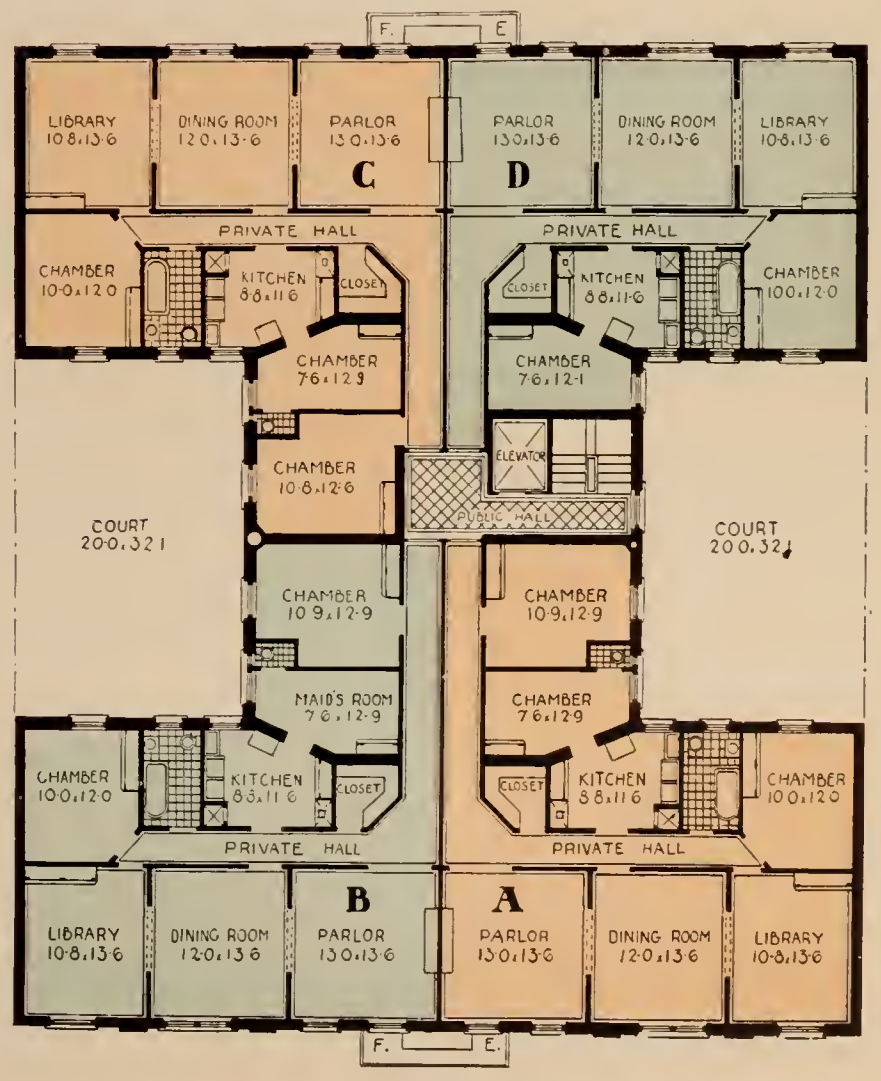
They are finished and equipped with all the necessary conveniences usually installed in high class apartments of this order.

BUILDING has a frontage of 75 feet by 100 feet deep.

Rents from $600 to $1,116.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

PARK COURT

407 WEST 115th STREET



Built by
PATERNO BROS.
1906

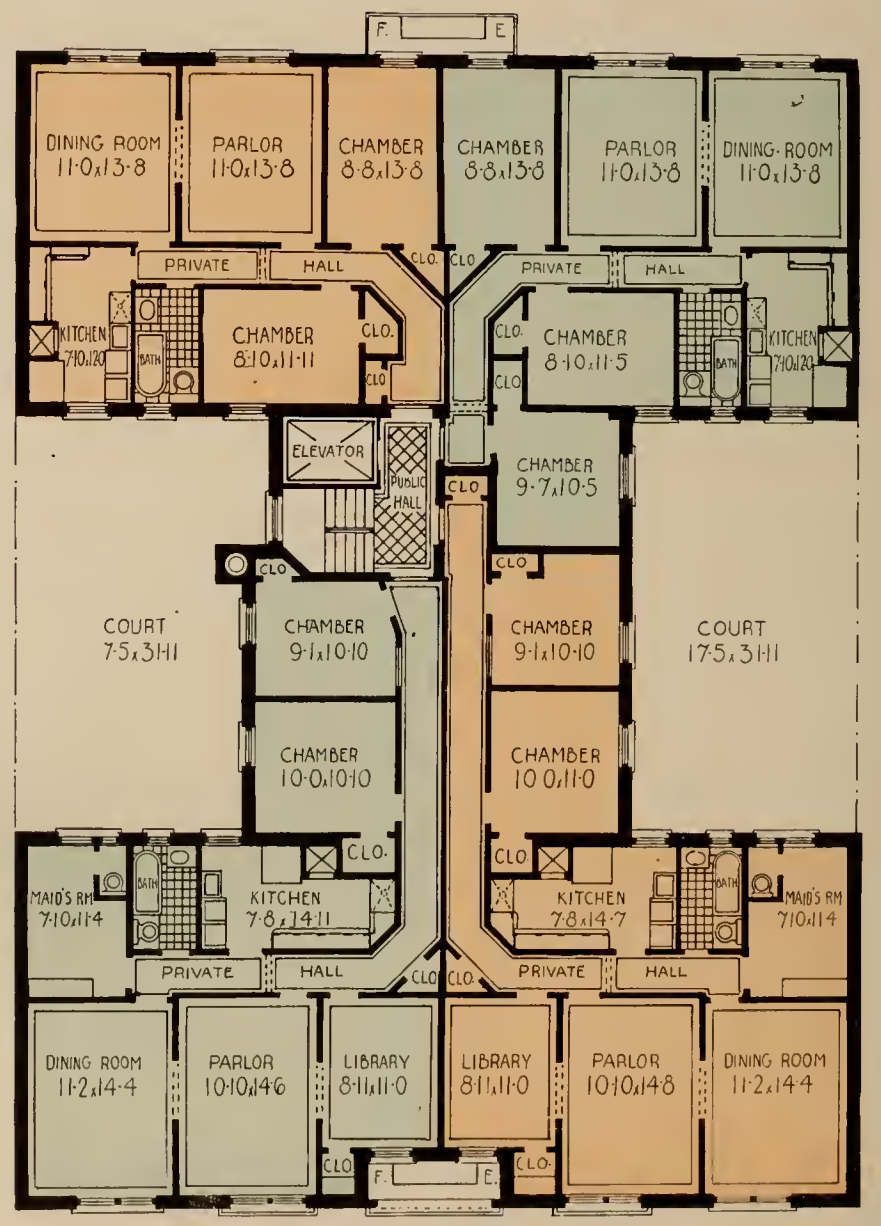
SCHWARTZ & GROSS
Architects

LOCATED on the north side of 115th Street, between Morningside Drive and Amsterdam Avenue. Convenient to the Subway station and the Sixth and Ninth avenue elevated station. Within one and two blocks of all West Side surface lines.

BUILDING is six stories and basement, with frontage of 65 feet by 100 feet deep.

There are four apartments on a floor, in suites of five, six and seven rooms. Seven-room apartments have extra servants' toilet. The interior finish and equipment of these apartments are equal to the highest class apartments of the Metropolis.

Rents from $700 to $1,000.



PLAN OF UPPER FLOORS

BACHELOR APARTMENTS

225-229 WEST 69th STREET

A SIX-STORY APARTMENT HOUSE in course of construction, with ten apartments on a floor of two and three rooms, with kitchenette, and one to two baths each.

Centrally located on the north side of the street, between Amsterdam and West End avenues, and convenient to the Subway, elevated and all West Side car lines.

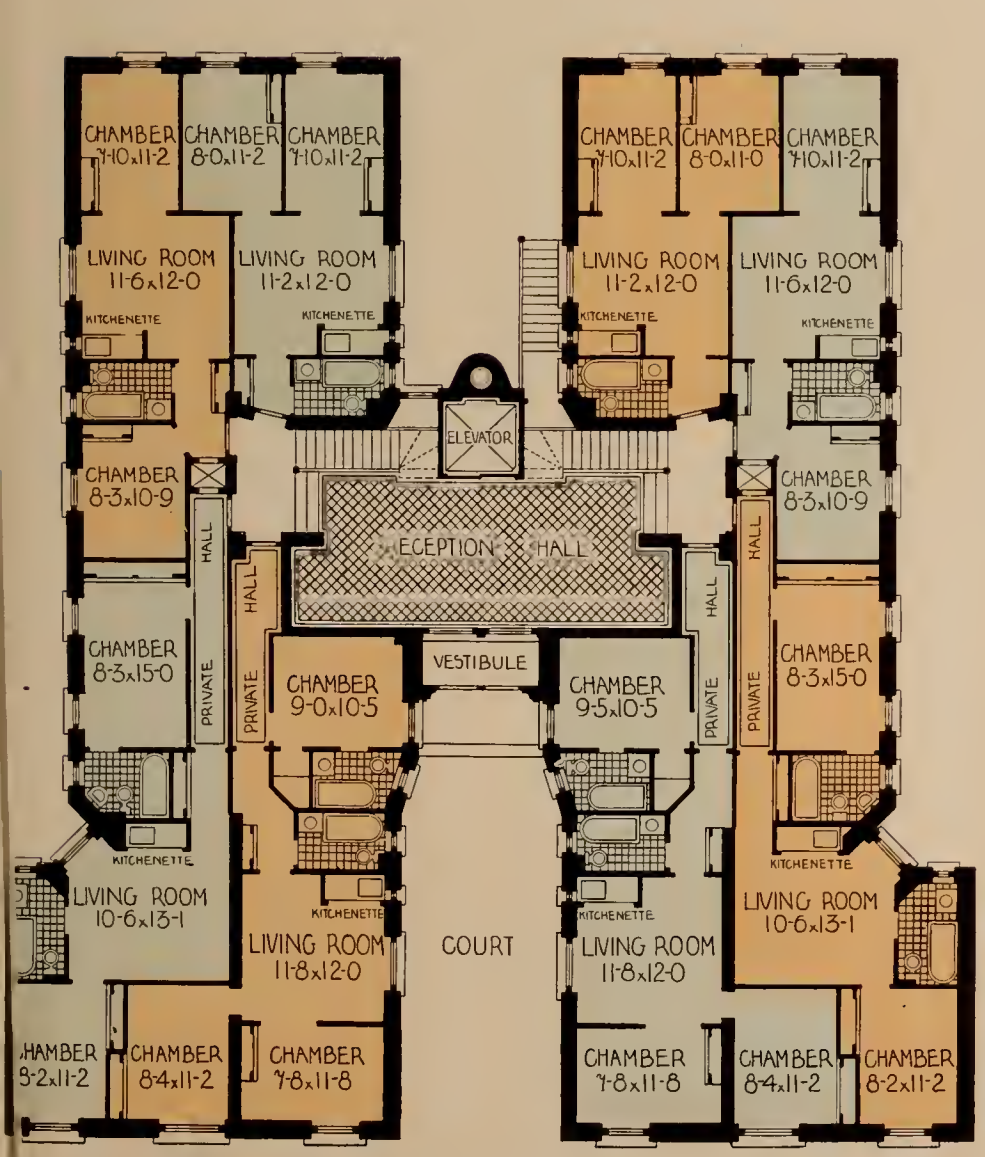
Proposed features: Wall safes, garbage closets, telephones, uniformed hall and elevator service.

Dimensions: 80 feet front by 100 feet deep.

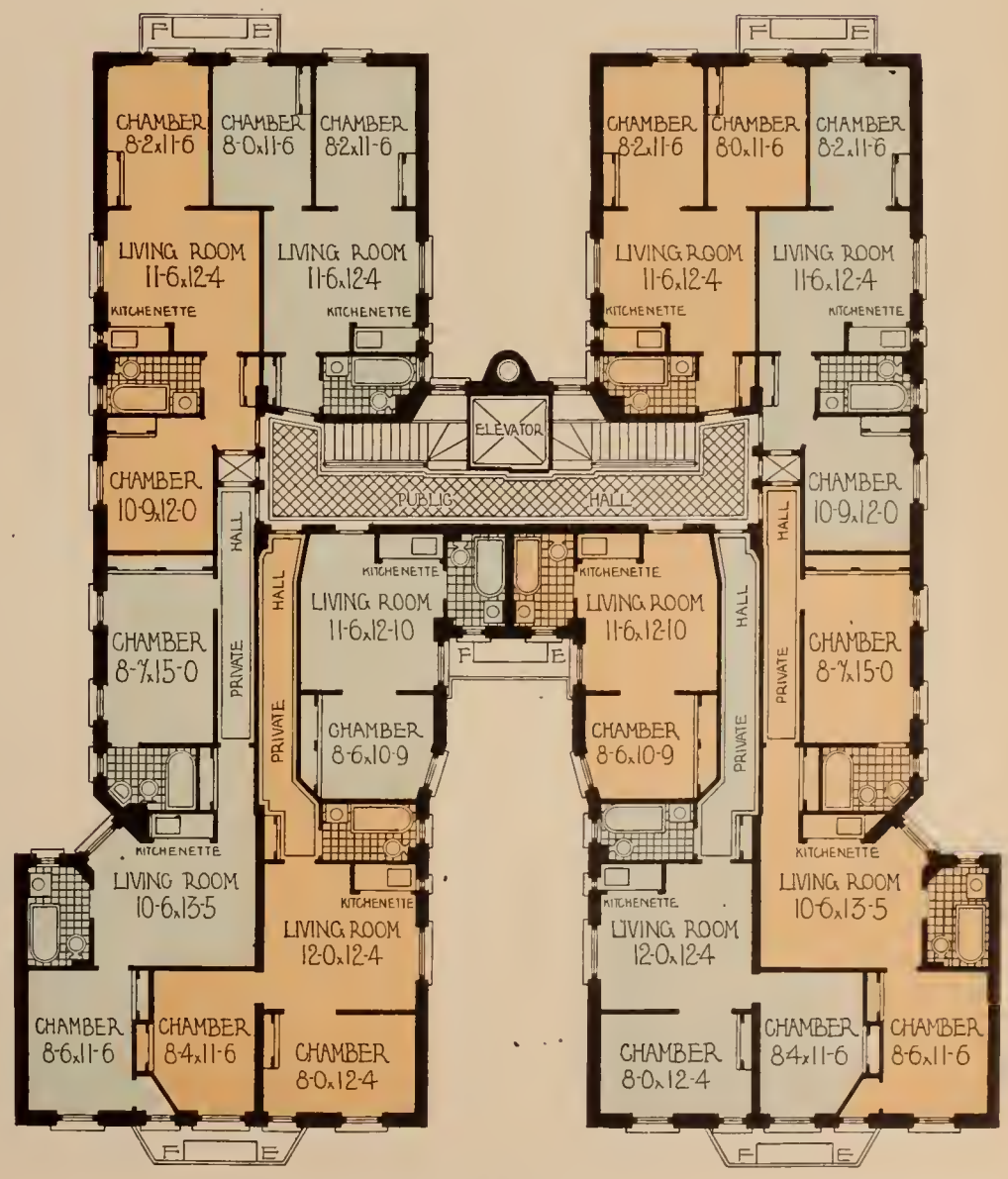
Will rent from $300 to $720 per year.

SCHWARTZ & GROSS
Architects

ROBERT M. SILVERMAN
Builder—1908



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

GAINSBOROUGH STUDIOS

Nos. 222-224 WEST 59th STREET

Between Seventh Avenue and Broadway

Facing Central Park

IS a fireproof building, containing fourteen double and twenty-five single floor apartments. For convenience of location it is excellent, having a Subway and elevated railroad station two blocks distant; the Broadway and Eighth avenue surface cars, one block distant; the 59th street, Broadway and Columbus avenue and Sixth and Amsterdam avenue lines passing the door.



Built by
WELLS BROS. CO.
1908

C. W. BUCKHAM
Architect

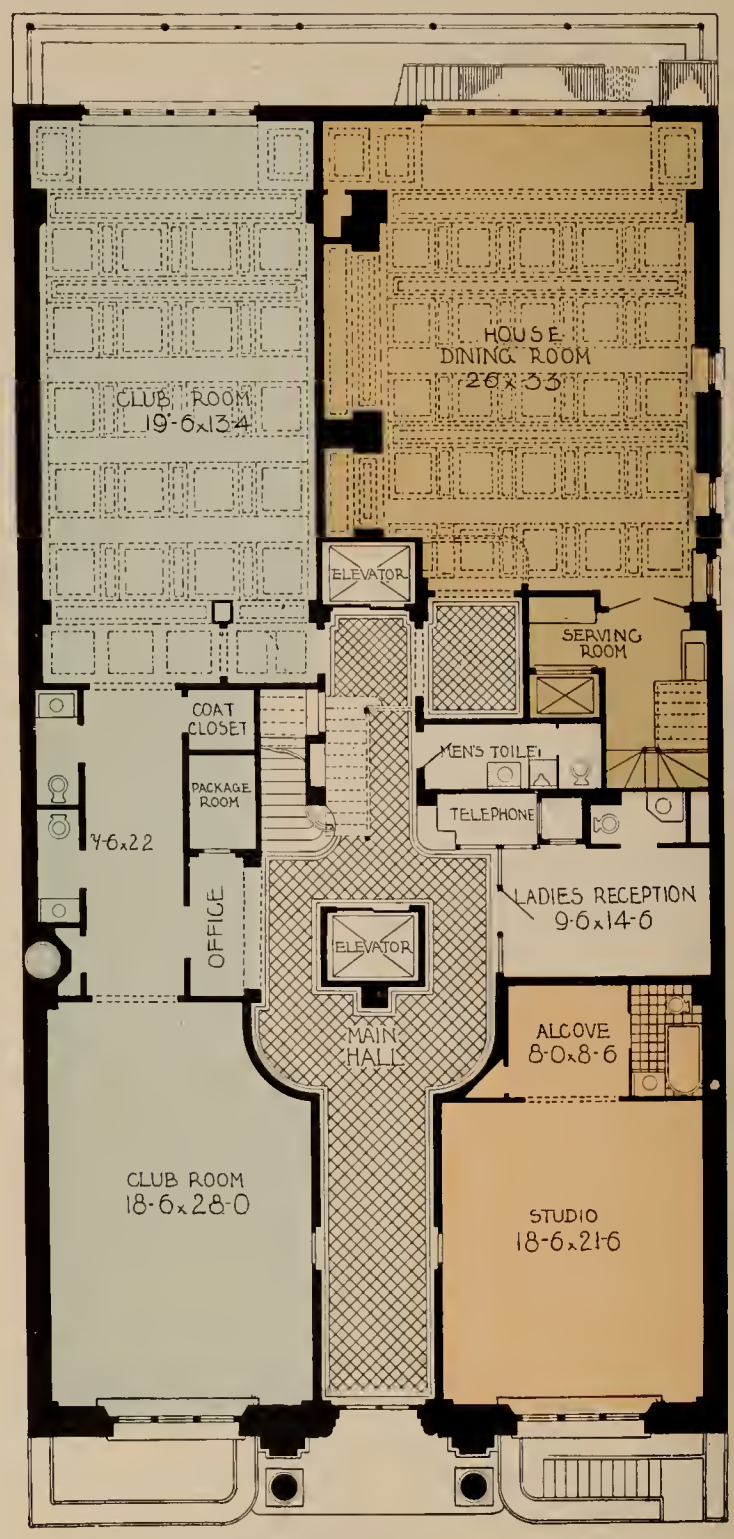
The building has an office, ladies' reception, package and telephone room, as well as a restaurant on the ground floor. There is also a laundry and a storage room.

The building is equipped with the vacuum cleaner system.

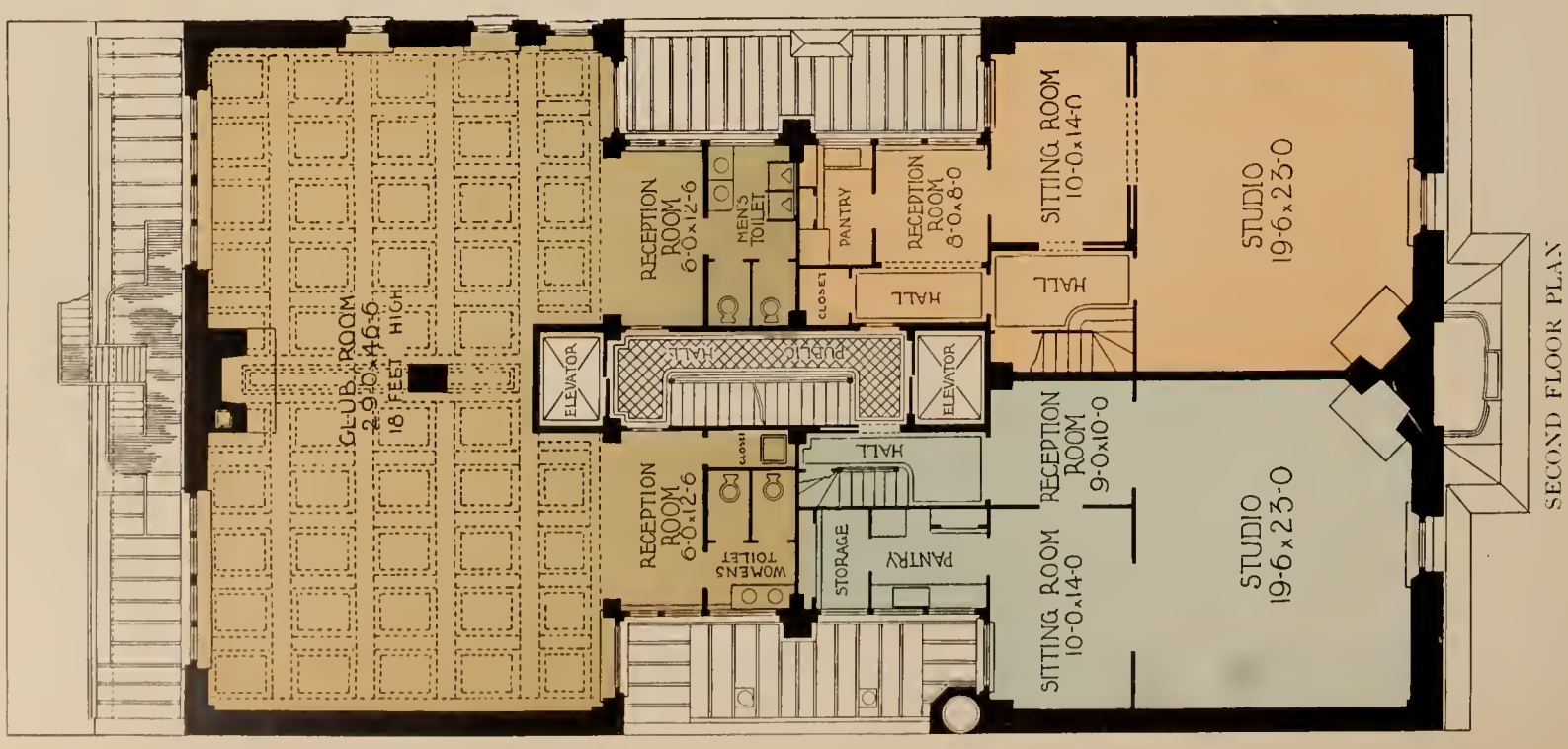
There are two large passenger elevators. The apartments are large, with every convenience, and all rooms are light, having direct access to the light and air.

Size: 50 feet front by 88 feet deep.

Rents of rear, $1,500; front, co-operative.

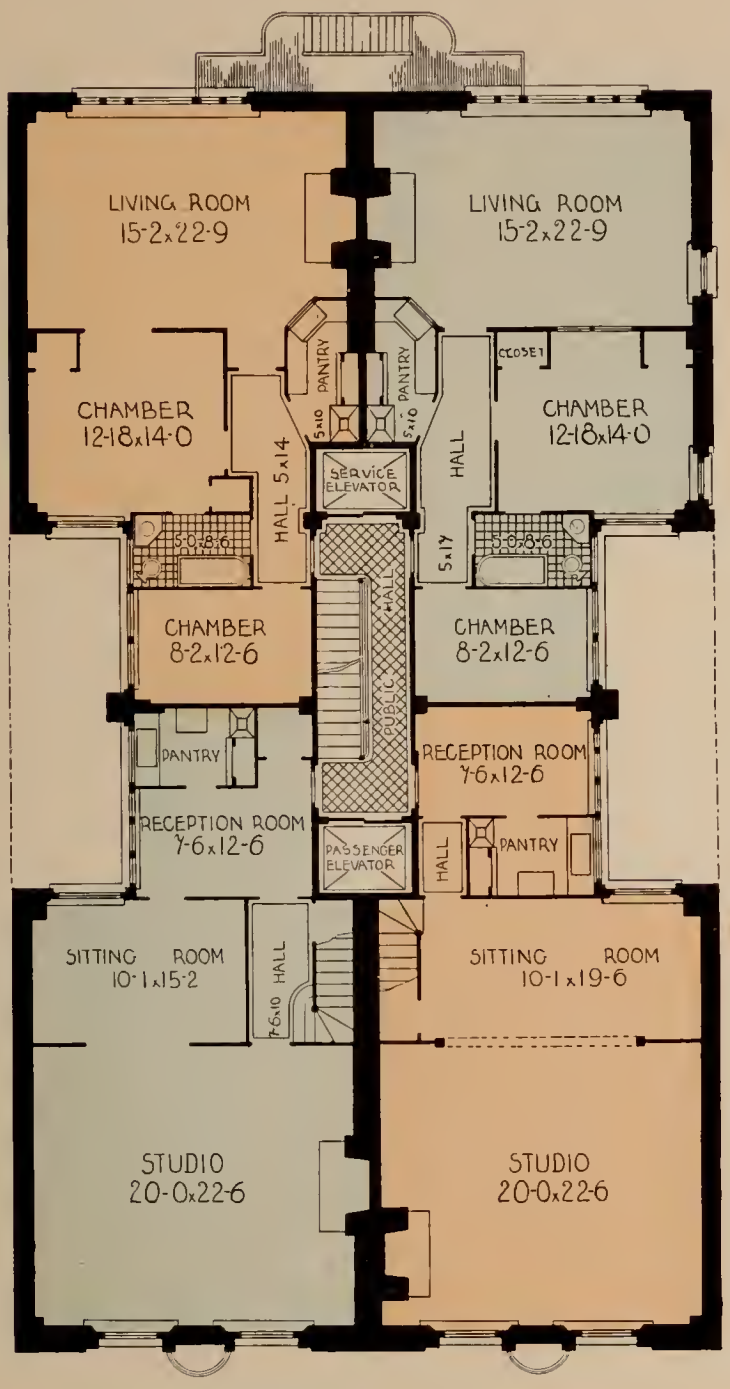


FIRST FLOOR PLAN

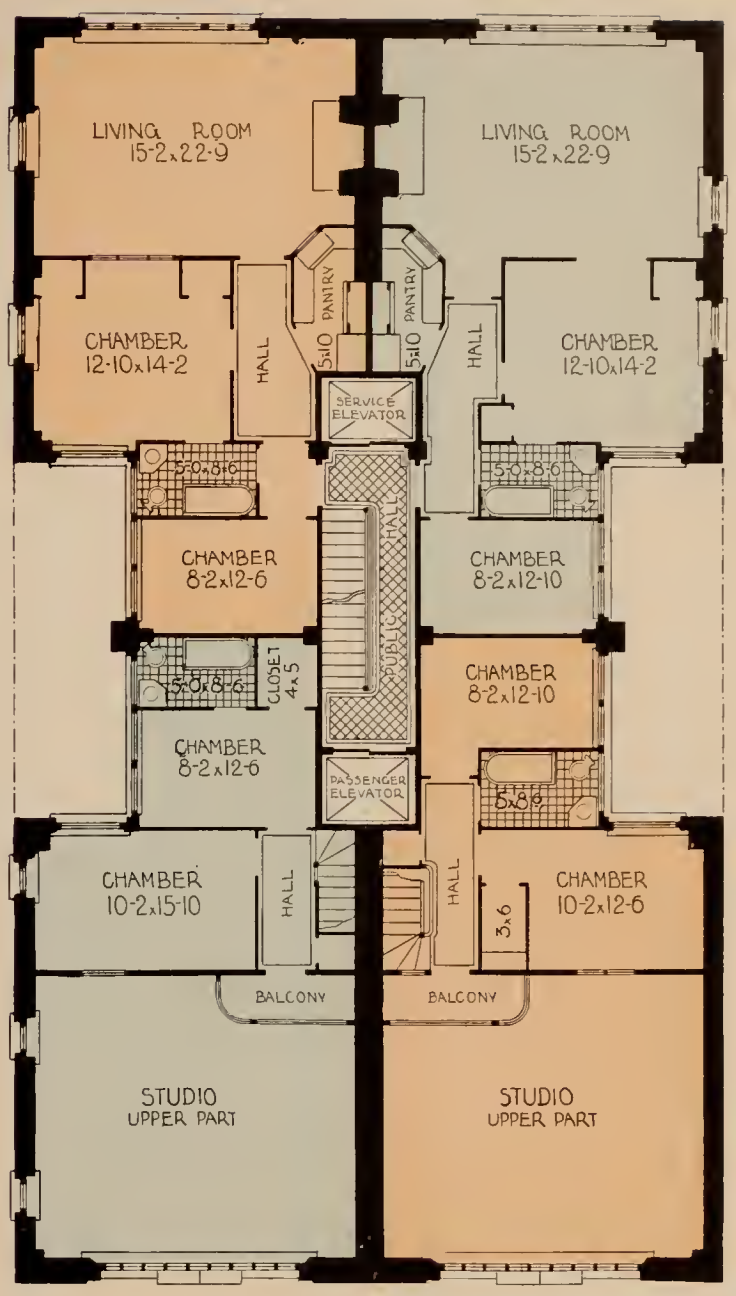


SECOND FLOOR PLAN

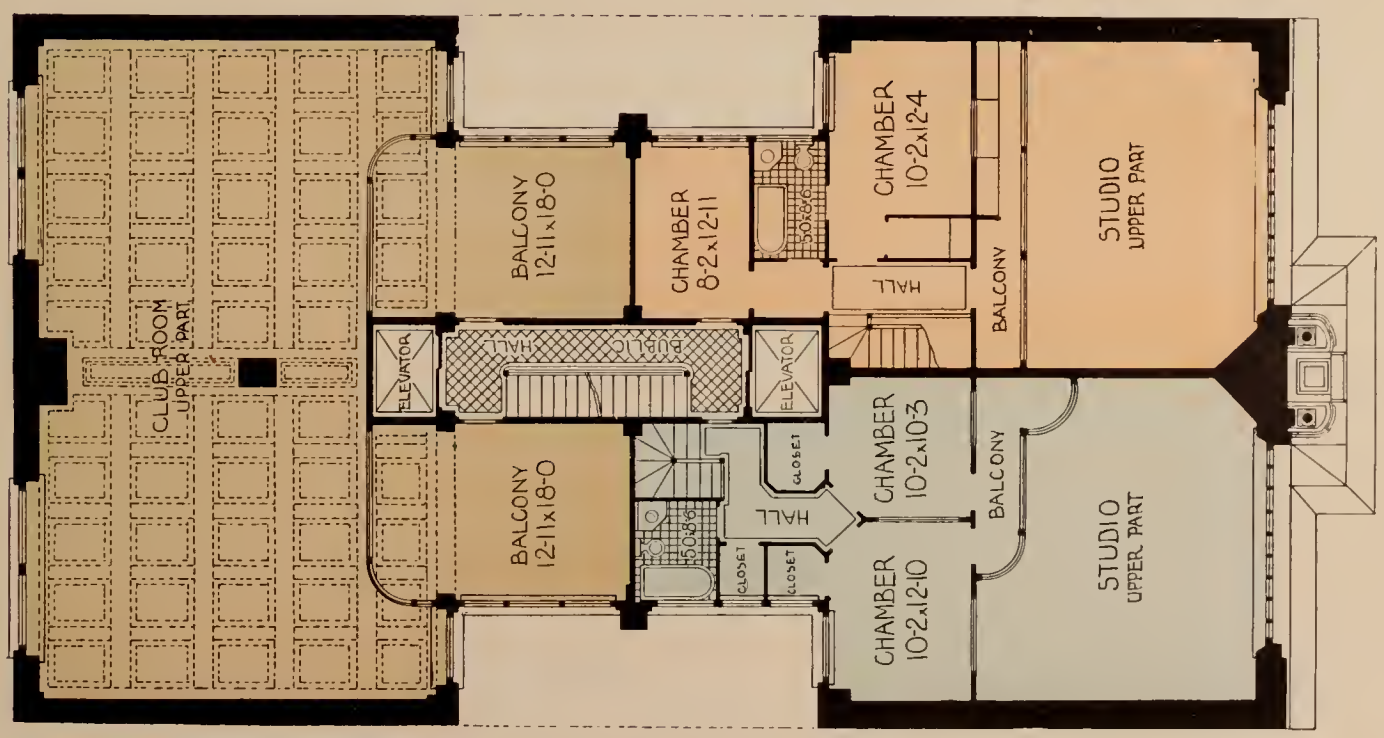
GAINSBOROUGH STUDIOS



TYPICAL FLOOR PLAN



TYPICAL MEZZANINE FLOOR PLAN



SECOND MEZZANINE FLOOR PLAN

THE ABERDEEN

540-542 WEST 146th STREET



Built by
THE T. J. McGUIRE CONST. CO.
1905

GEORGE J. EBERT
Architect

LOCATED on the south side of 146th Street, between Broadway and Amsterdam Avenue, within one block of the Subway station, and the Amsterdam avenue and several surface car lines. Also convenient to the Sixth and Ninth avenue elevated station at 145th street and Eighth avenue.

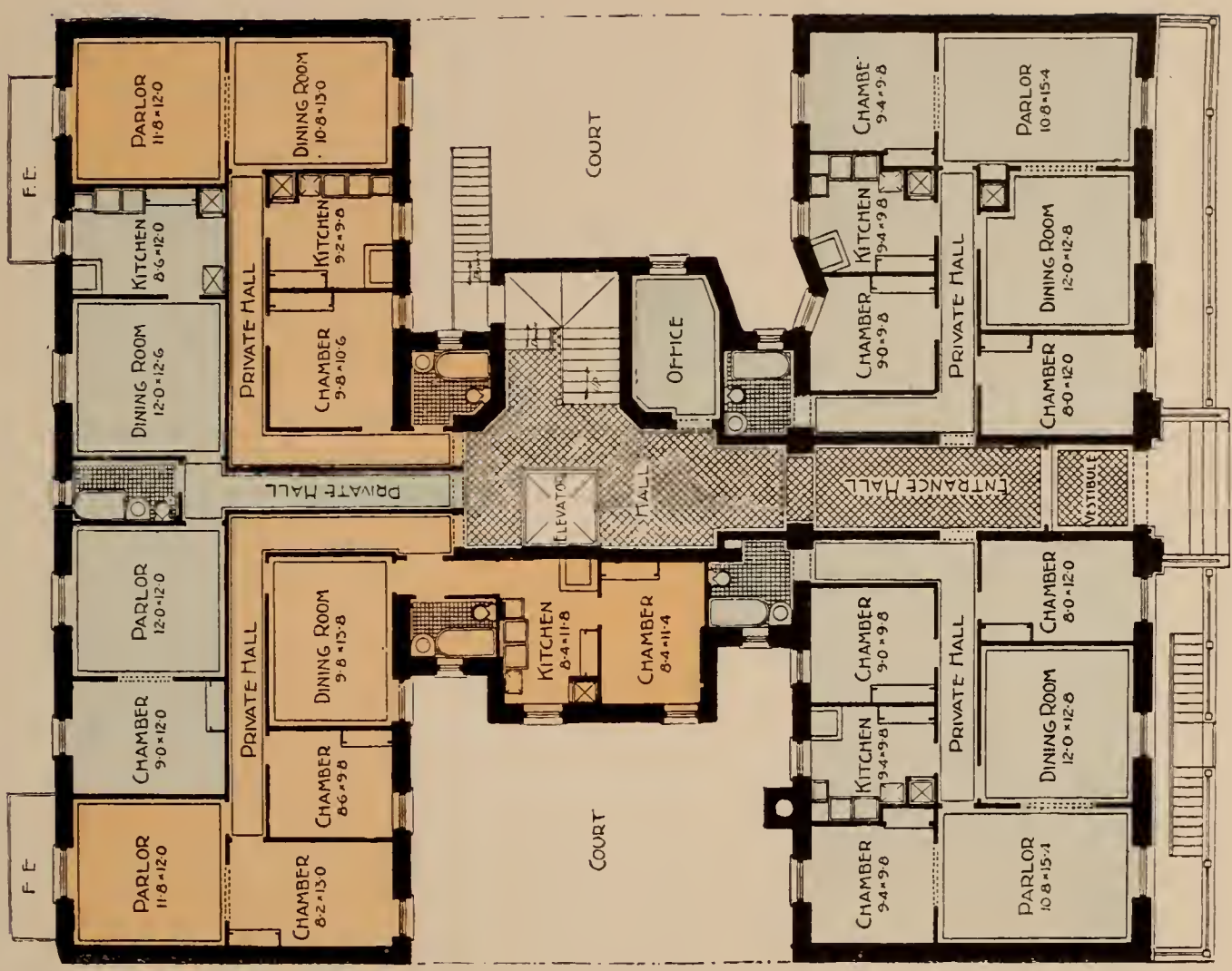
APARTMENTS: Six on a floor; three of four rooms and three of five rooms.

A few of the features are: Double flooring, parquet finish, telephones, glass lined refrigerators, porcelain plumbing fixtures.

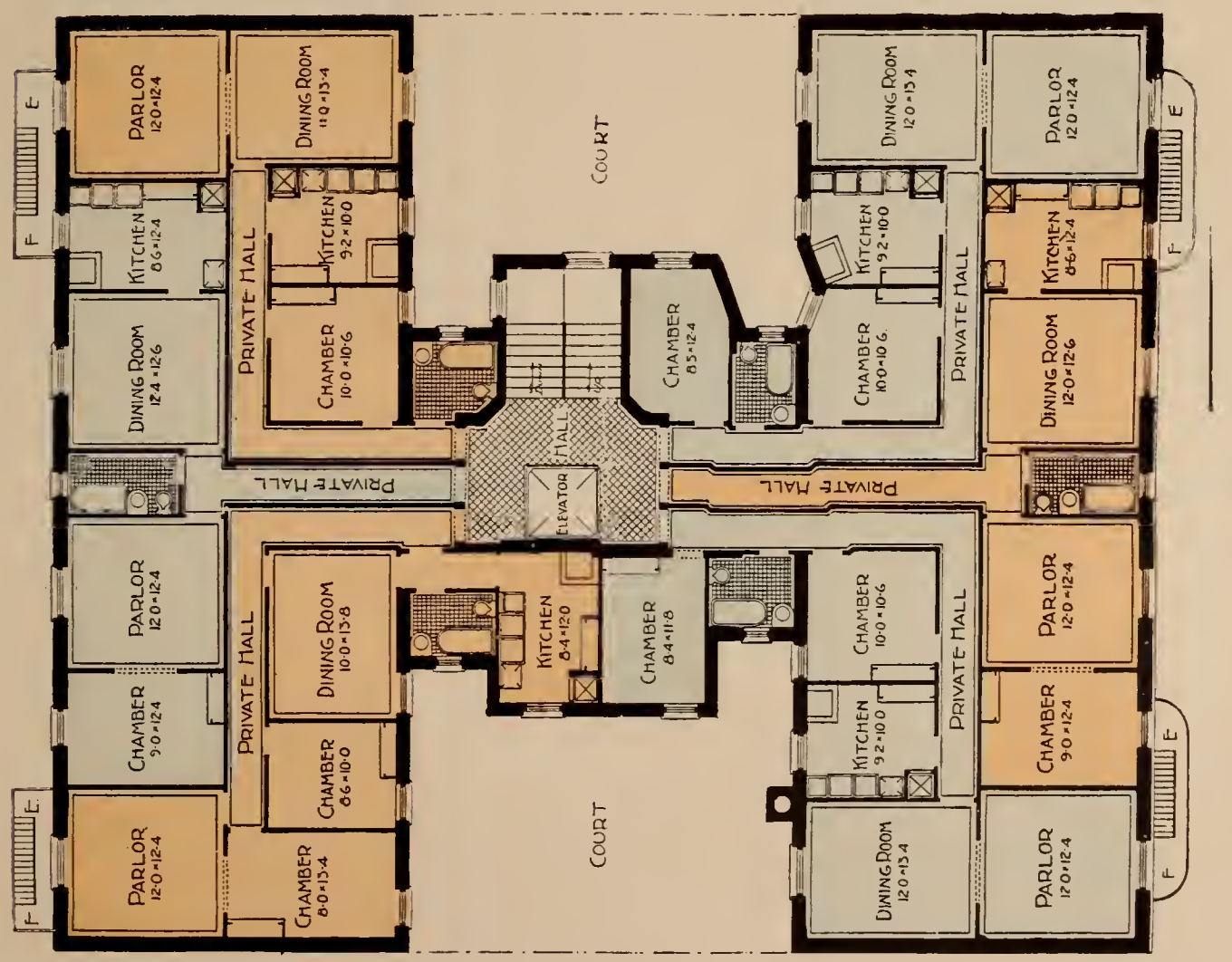
THE BUILDING is six stories in height, 75 feet front by 87 feet deep, on a lot 100 feet deep.

Rents from $420 to $600.

THE ABERDEEN



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS



Built by
S. MANDEL
1903

H. HORENBURGER
Architect

THE WASHINGTON SQUARE

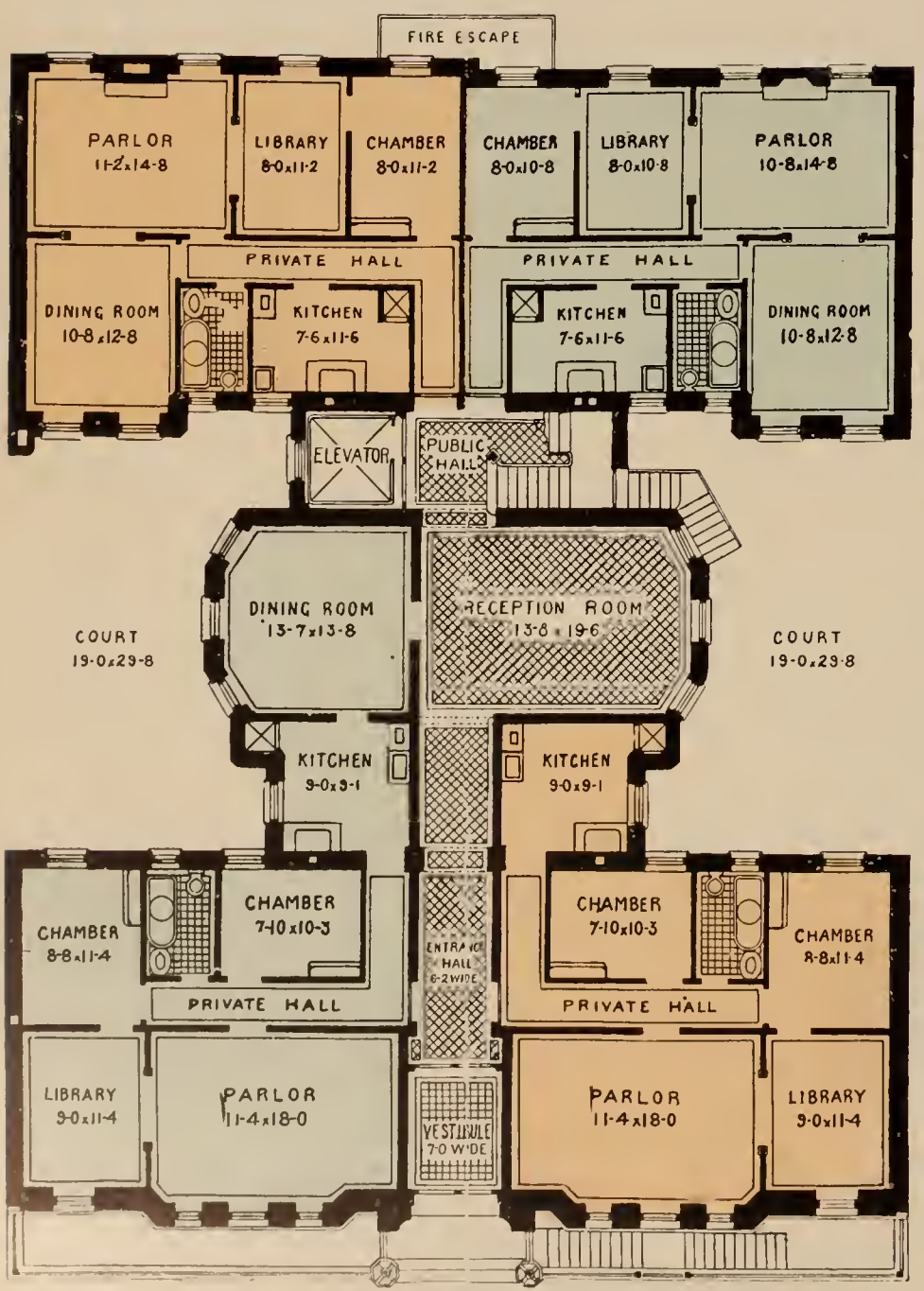
82-86 WASHINGTON PLACE

LOCATION adjoins aristocratic Washington Square, with its historical associations, fine old trees, lawns, fountains and promenades. It is intersected by Fifth avenue, which here forms a beautiful drive through the Park, passing under Washington Arch. Transit facilities are of the best, yet because of the very central location one is almost independent of them.

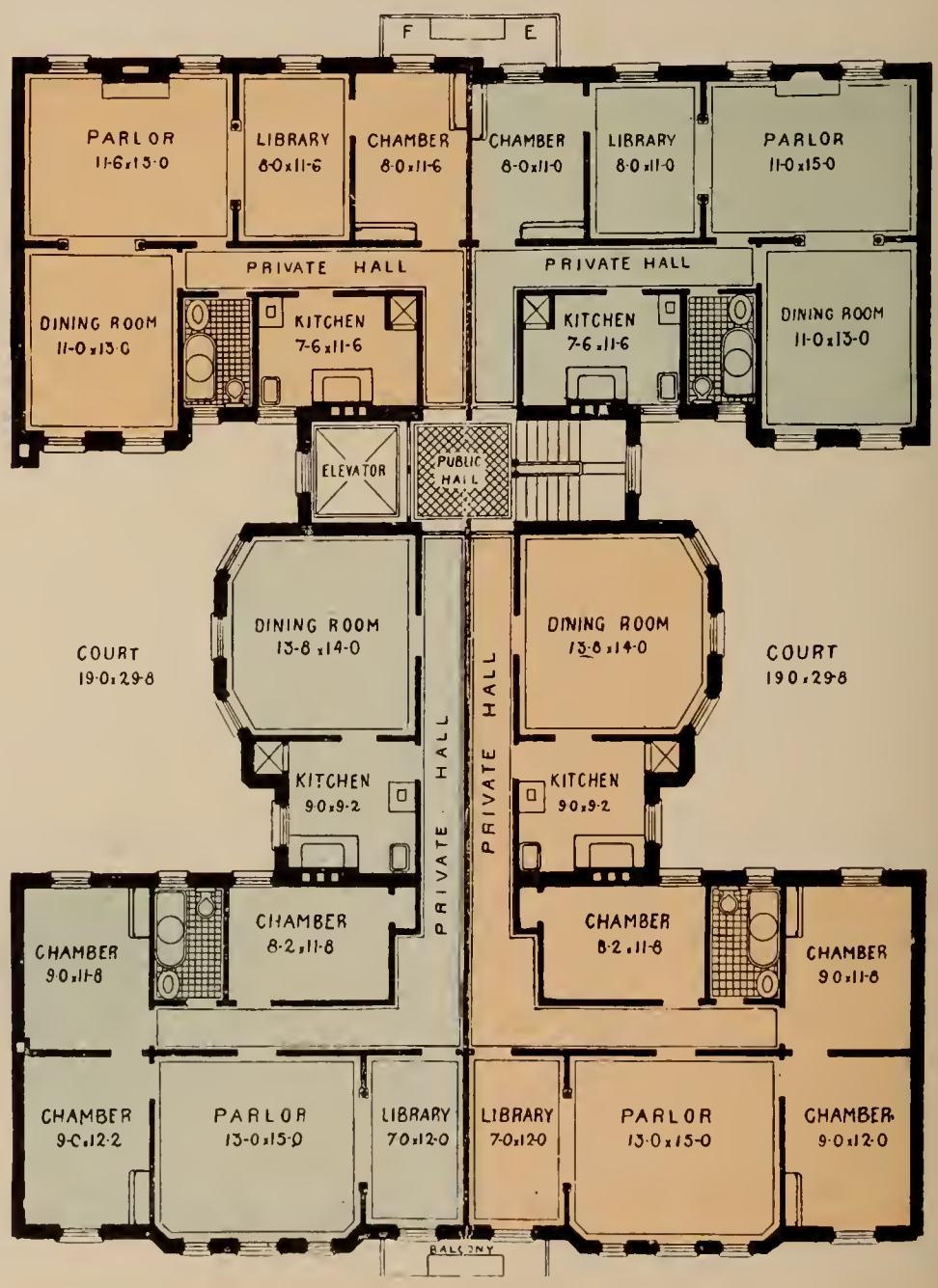
APARTMENTS consist of five, six and seven rooms, four on a floor. Features: Finished in selected hardwoods, double floors with parquet finish, long distance telephone in every apartment, baths have tiled floors and walls, shower baths, porcelain plumbing fixtures, mirror medicine cabinets, tiled refrigerators, laundry for use of tenants in basement.

Size of building: 65 feet 8 inches front by 85 feet deep, on lot 96 feet deep.

Rents from $660 to $1,096.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS



Built by
THE WOYTISEH CONST. CO.
1908

LAWLOR & HAASE
Architects

THE LUCETINE

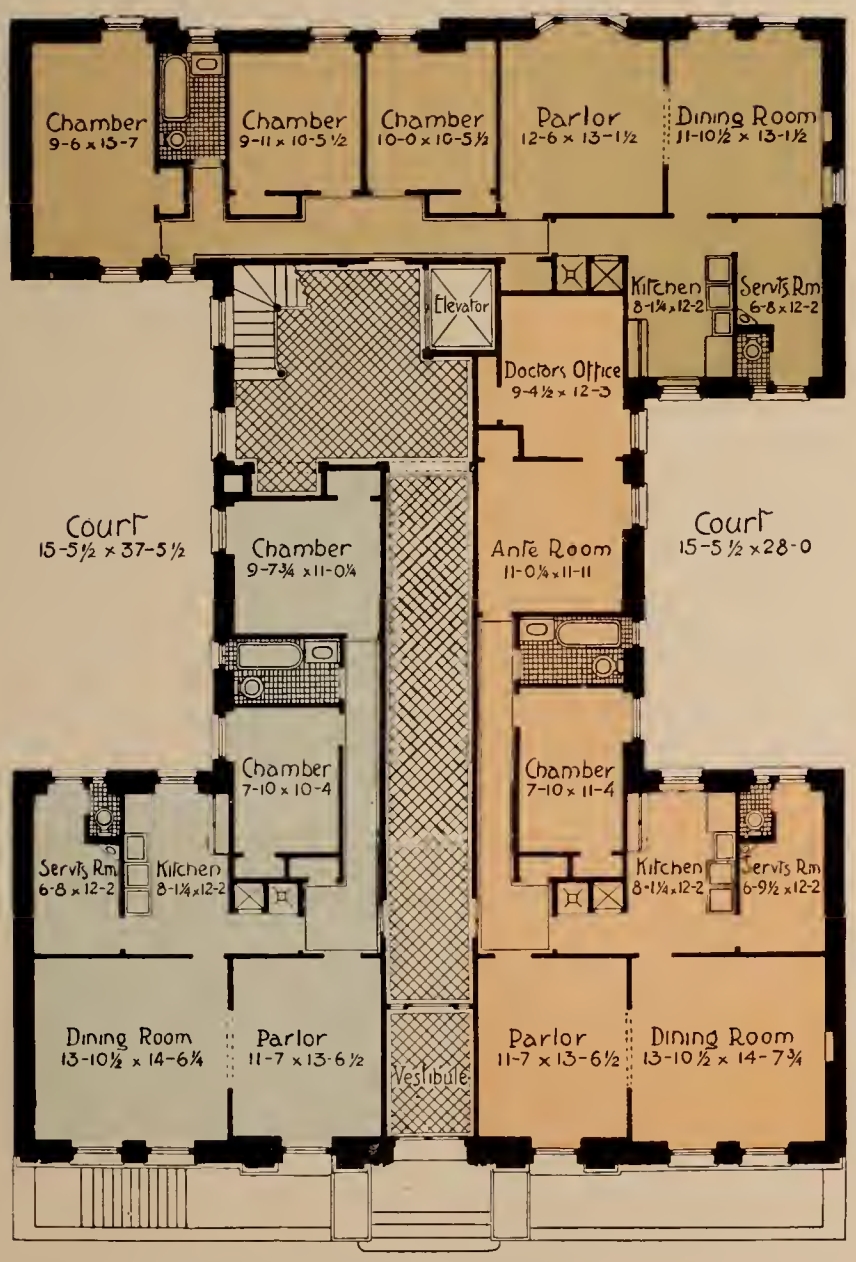
35-39 WEST 96th STREET

THIS location, on the north side of 96th Street, just east of Central Park West, is without a doubt one of the choicest on Manhattan Island. In the neighborhood are many fine churches, private residences of the wealthy and apartment houses of the highest order. Its transit facilities are excellent, being but two blocks from the 96th street Subway station and midway between Amsterdam avenue and Central Park West and several surface car lines.

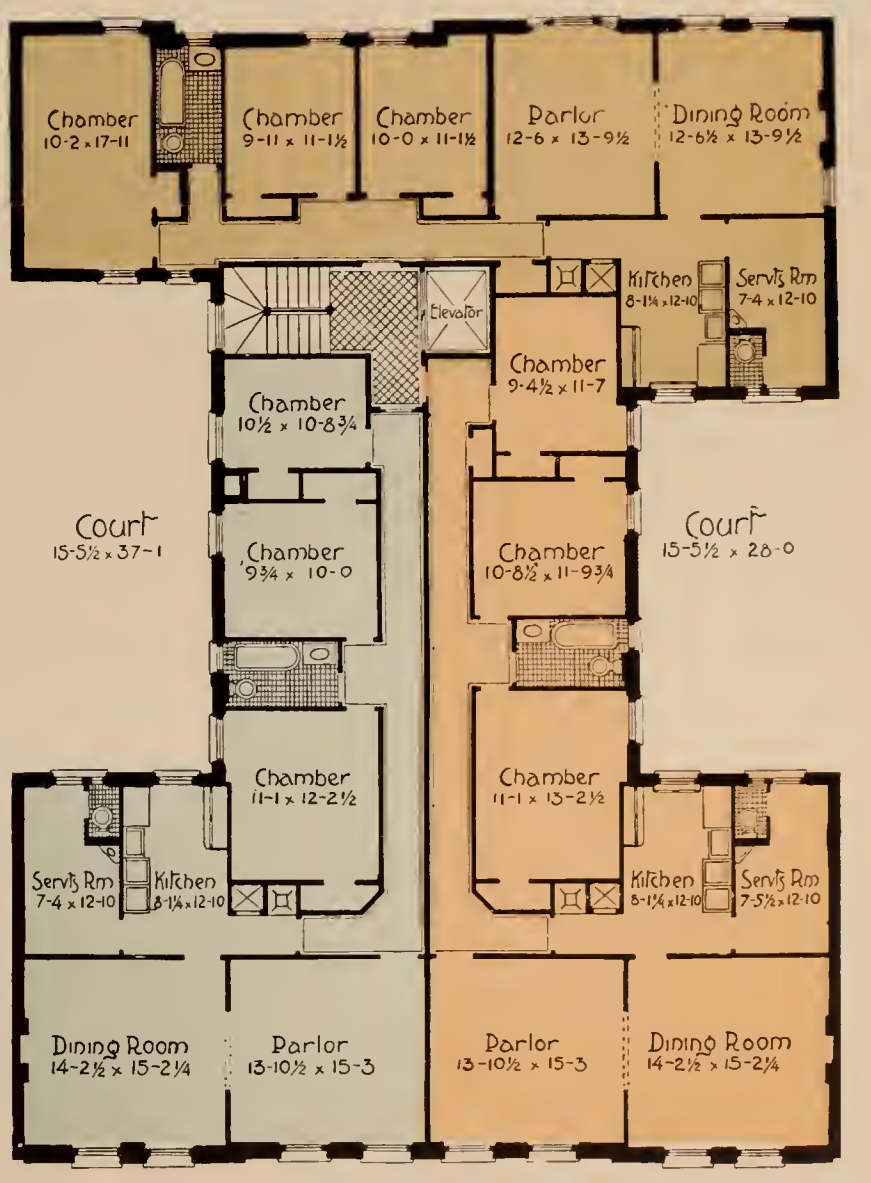
APARTMENTS: There are but three apartments on a floor, in suites of seven rooms and separate servants' toilet. Its main features are: French casement doors separating parlors and dining rooms, wall safes, high paneled wainscoting and beamed ceilings in dining rooms, additional servants' rooms and baths in basement.

Dimensions: 64 feet front by 86 feet 10 inches deep; on plot 101 feet 10 inches deep.

Rents from $900 to $1,400.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS



WARREN HALL

404 WEST 115th STREET

LOCATED on the south side of 115th Street, between Morningside Drive and Amsterdam Avenue. Within one and two blocks of New York's most famous Cathedral of St. John the Divine and Columbia University, Morningside, Central and Riverside Parks, which it overlooks, and likewise the same distance from the Subway and several surface car lines. The Sixth and Ninth avenue elevated road is also quite convenient.

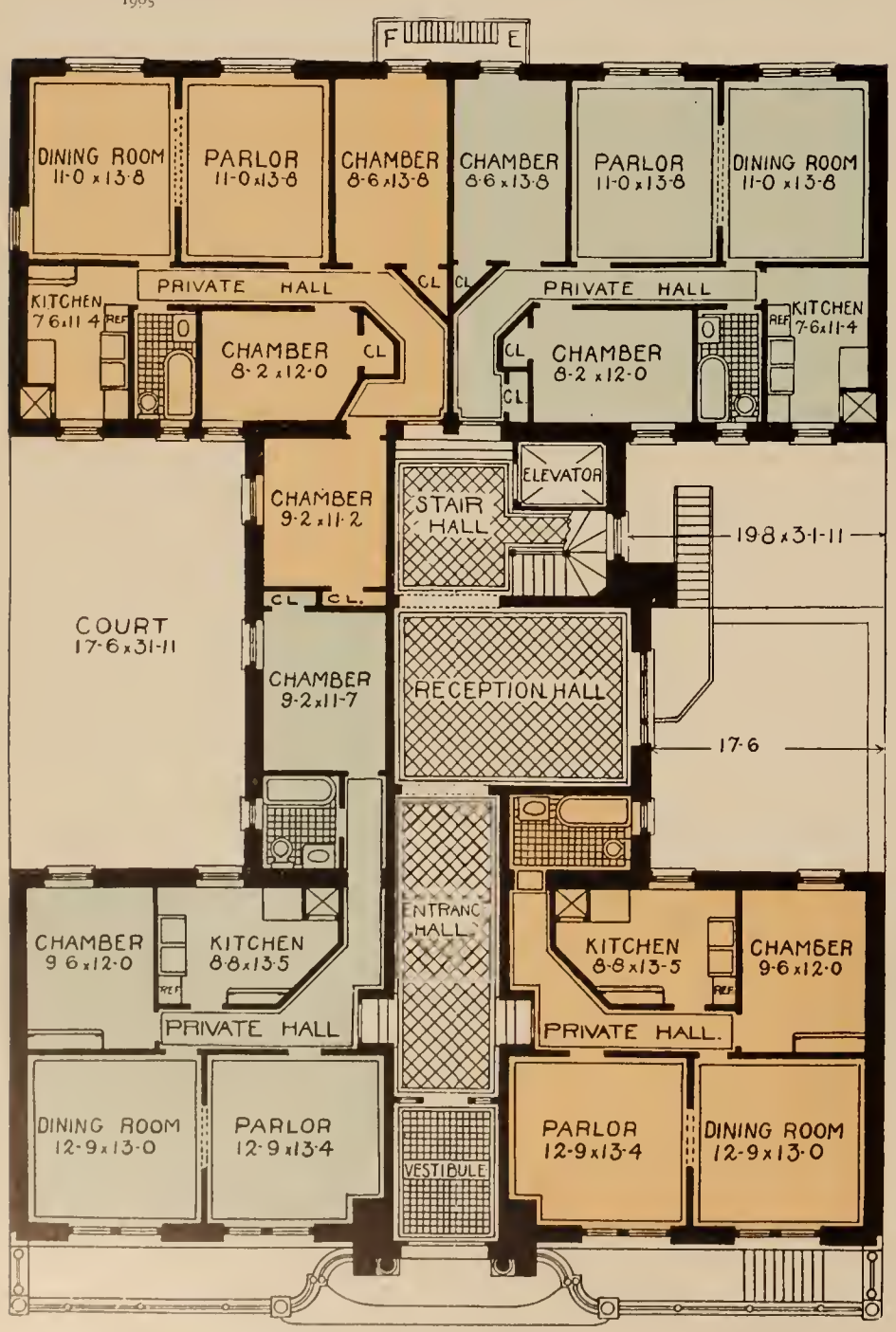
APARTMENTS: Four on a floor; suites of five, six and seven rooms. The finish, decorations and conveniences are in keeping with the rest of Paterno Brothers' high class houses, which are New York's best.

Dimensions: 65 feet 4 inches front by 87 feet 11 inches deep; on lot 100 feet 11 inches deep.

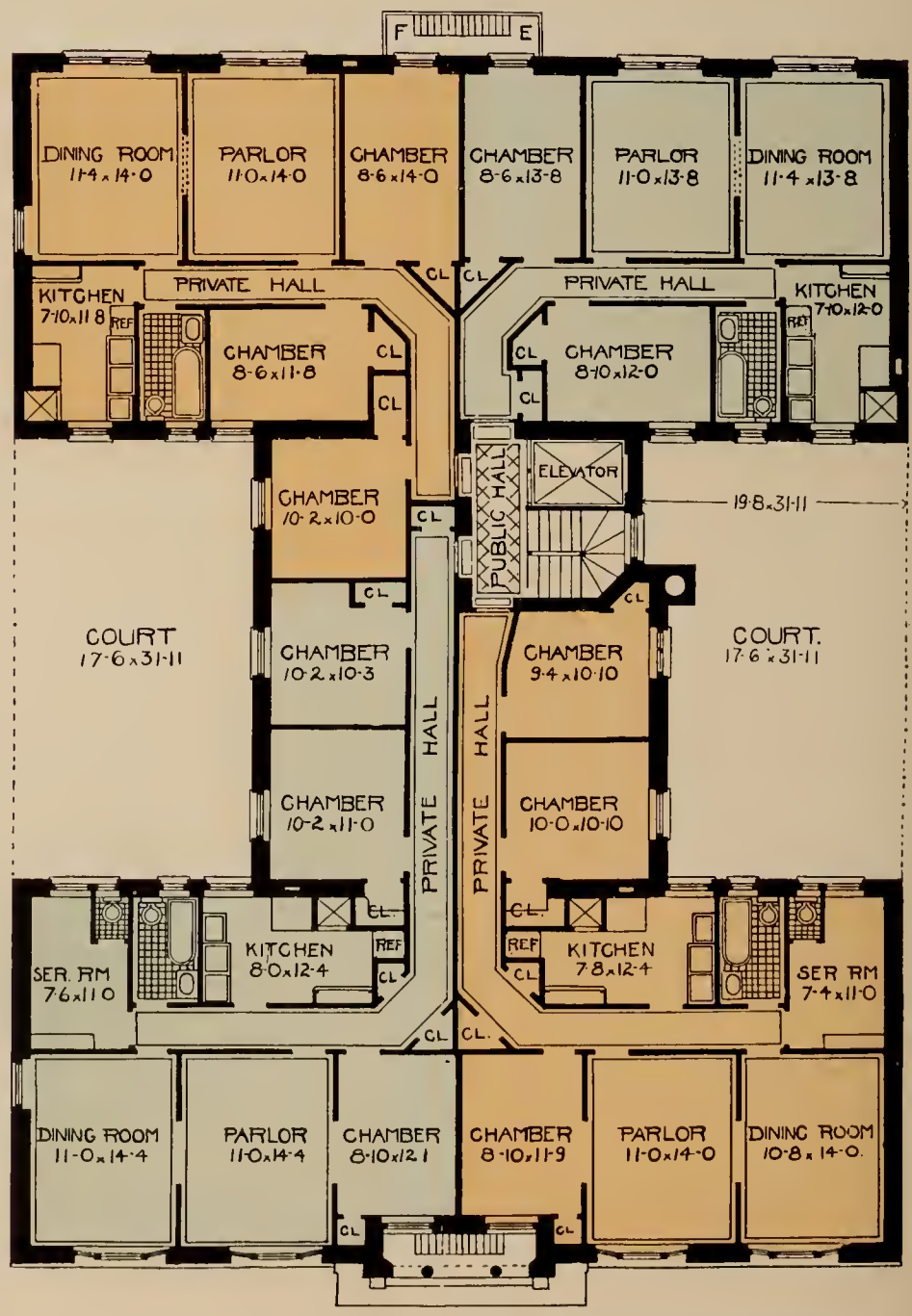
Rents from $740 to $1,100.

Built by
PATERNO BROS
1905

SCHWARTZ & GROSS
Architects



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS



Built by
ROBERT M. SILVERMAN
1903

GEO. F. PELHAM
Architect

THE ROBERT

14-16 WEST 107th STREET

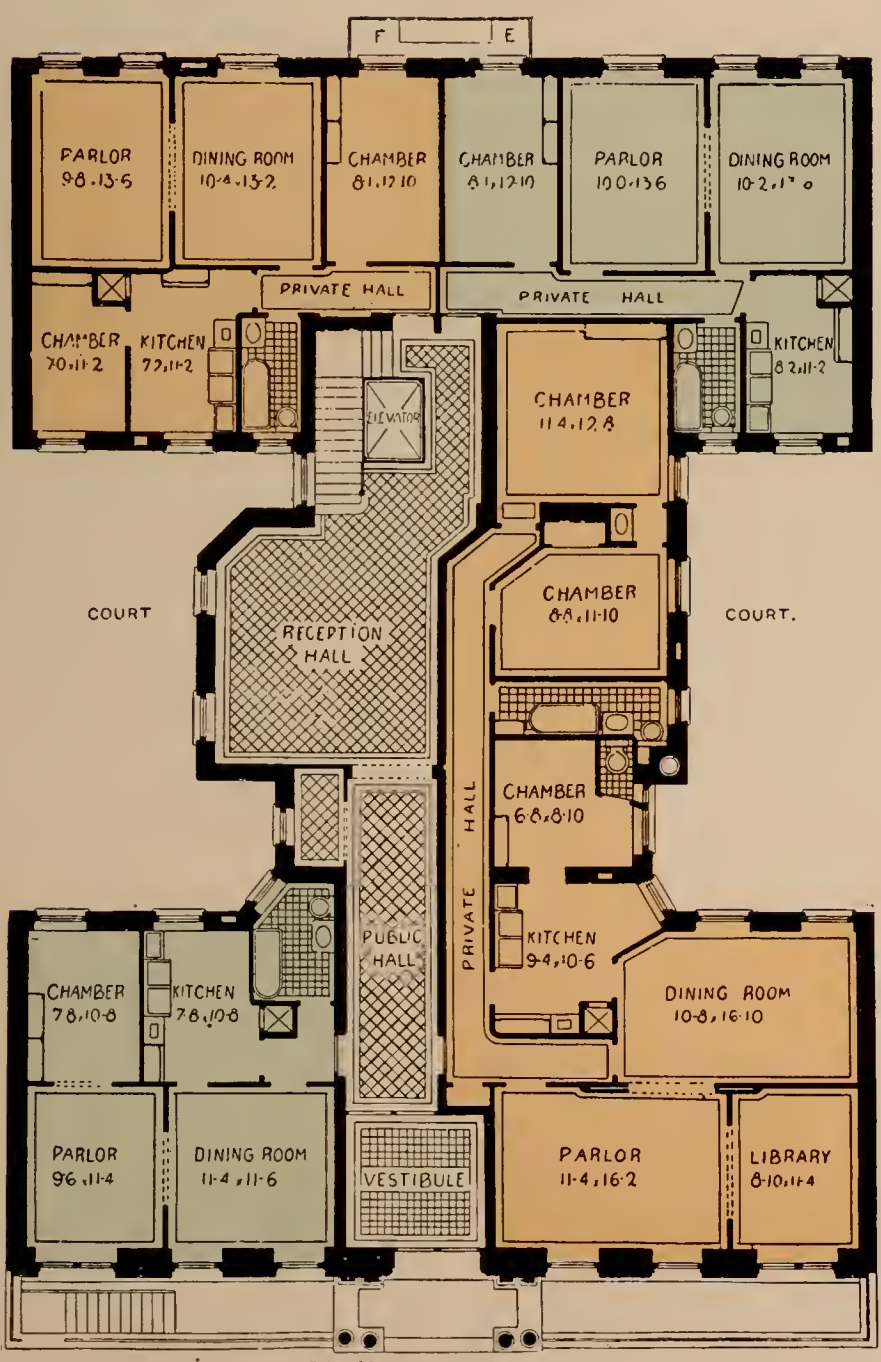
THESE apartments enjoy a superb outlook over Morningside and Central Parks. Two blocks from the Subway station and three from the Sixth and Ninth avenue elevated station; one-half block from the Eighth avenue and one from the Lenox, Columbus avenue and 116th street surface lines.

APARTMENTS consist of four, five, six, seven and eight rooms.

Features: Porcelain sinks and tubs, shower baths, patent drying frames, wall safes, long distance telephone, electric light, U. S. mail chute, etc.

Dimensions, 60 feet by 100 feet.

Rents from $500 to $1,200.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS



Built by
MAX LIEBERSKIND
1903

GEO F. PELHAM
Architect

THE BLENNERHASSET

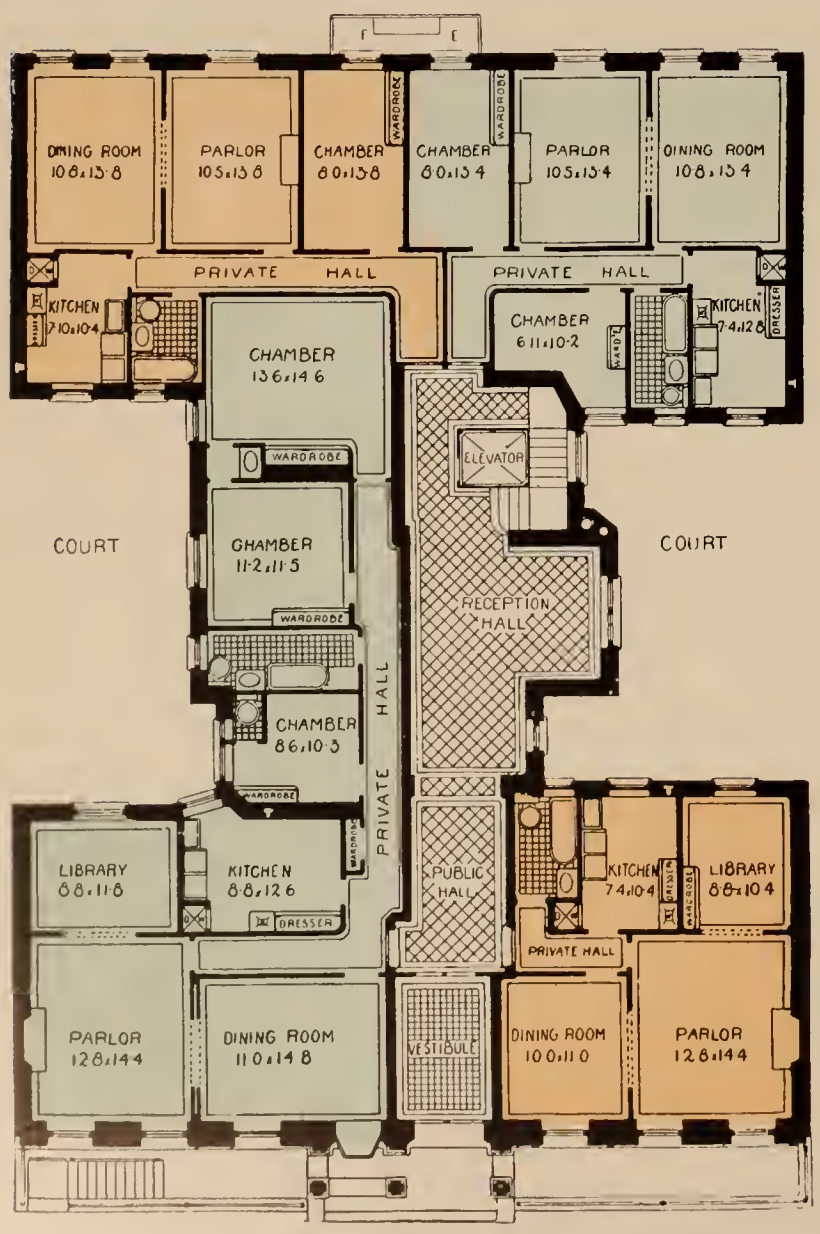
507 WEST 111th STREET

SITUATED on the north side of 111th Street, between Amsterdam Avenue and Broadway, and convenient by one and two blocks to the Subway and Broadway and Amsterdam avenue surface lines. Just east of The Blennerhasset, half a block, is the great Cathedral of St. John the Divine, and beyond, Morningside and Central Parks. Riverside Drive and the Hudson River lie just two blocks west; Columbia University and many other colleges and schools are in the immediate neighborhood.

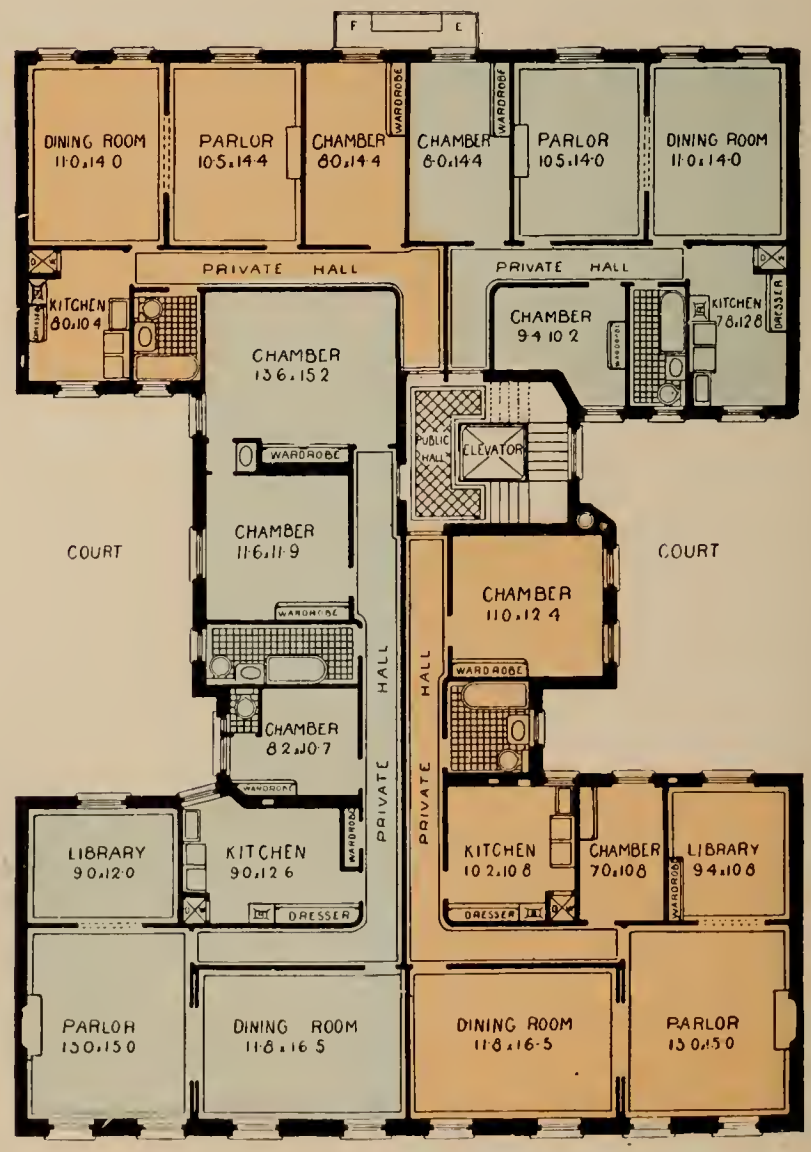
APARTMENTS are arranged four on a floor, in suites of four, five, six and seven rooms. The equipment and finish of these apartments are of the latest and best methods used in high-class houses of this sort.

Dimensions:

Rents from $480 to $900.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

THE BERTHA

515 WEST 111th STREET



Built by
EMANUEL DOCTOR
1903

JOHN HAUSER
Architect

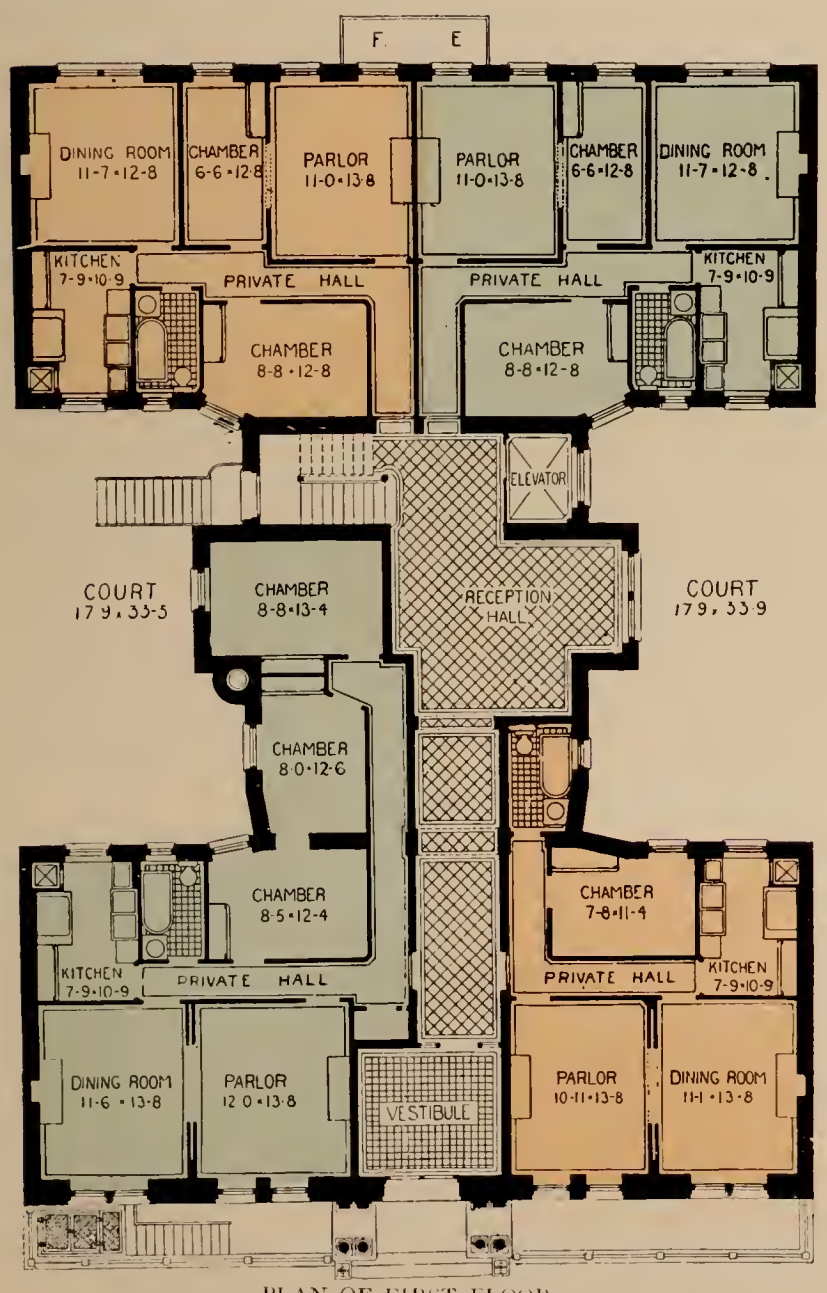
LOCATED on the north side of 111th Street, between Broadway and Amsterdam Avenue. Convenient to the Subway Station at 110th street and Broadway, the Sixth and Ninth avenue elevated station and several West Side car lines.

APARTMENTS: There are four apartments on a floor, consisting of two of five rooms and two of seven rooms; except the first floor, which contains one of four rooms, two of five rooms and one of six rooms.

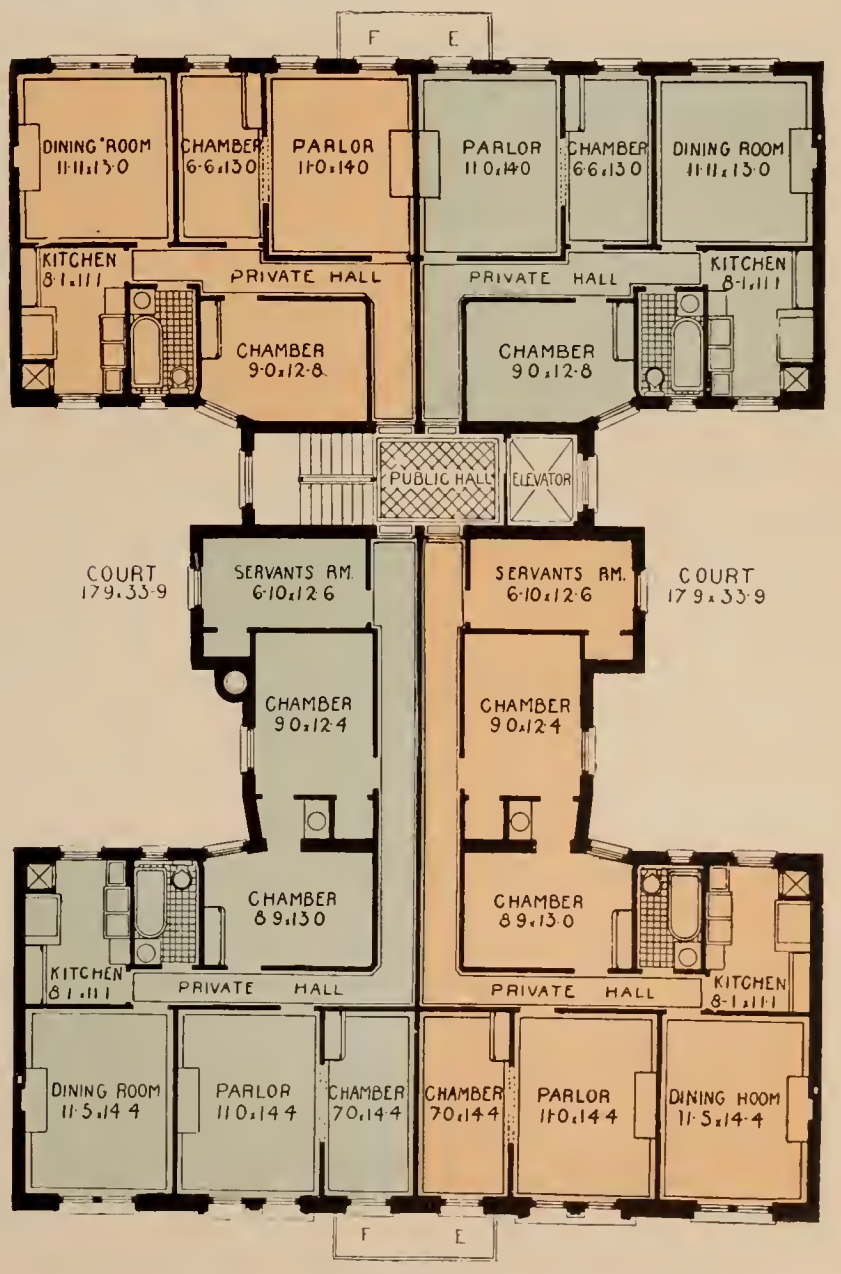
Features: Polished hardwood throughout; double soundproof floors, parquet finish; tiled baths, porcelain plumbing fixtures, shower baths, marble basins, mirror medicine cabinets, glass lined refrigerators, electric light, etc.

Size of Building: 62 feet 6 inches front by 87 feet 11 inches deep, on plot 100 feet 11 inches deep.

Rents from $660 to $924.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS



Built by
ARONSON & BAUM
1905

SCHWARTZ & GROSS
Architects

HARVARD COURT

705 ST. NICHOLAS AVENUE
Between 145th and 146th Streets

LOCATED in one of the most select neighborhoods of Washington Heights, and within easy reach of the Subway, elevated and several surface car lines.

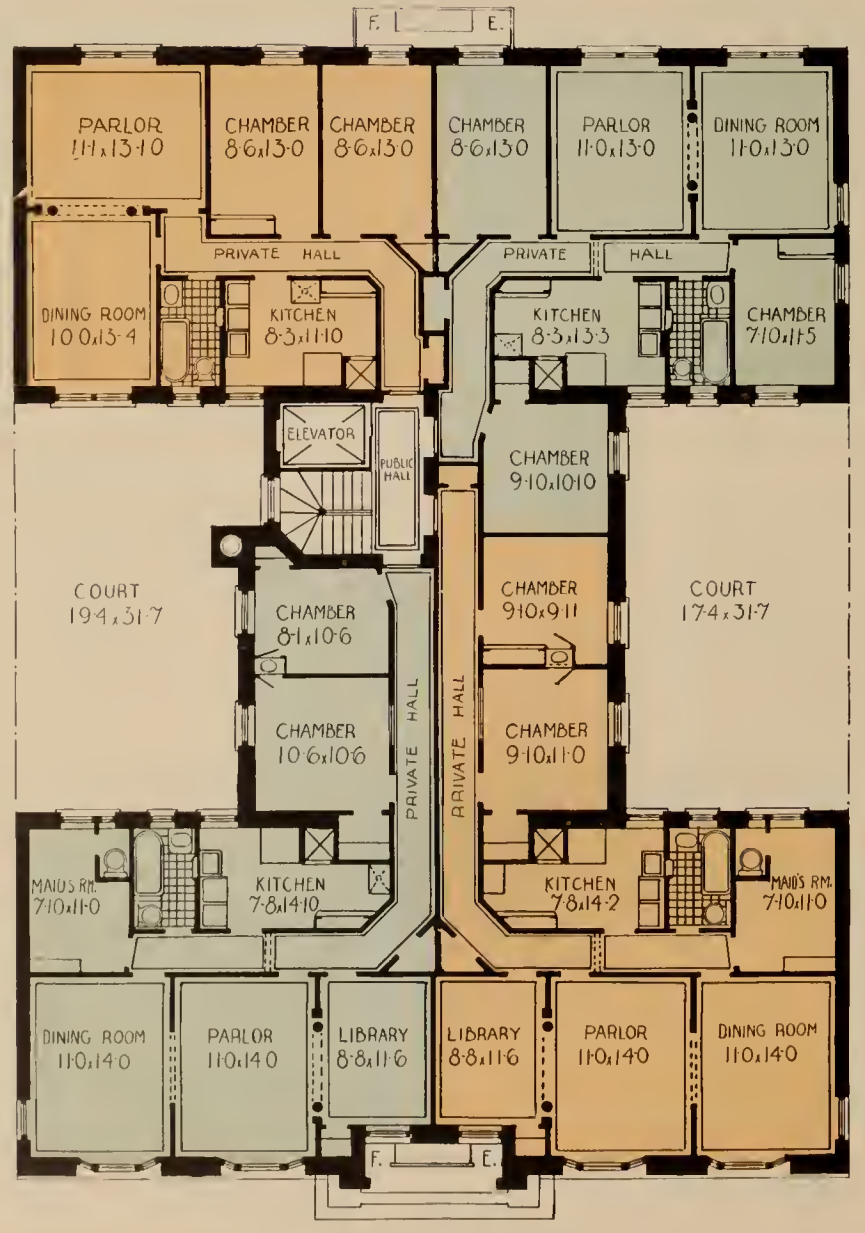
APARTMENTS: Four on a floor, in suites of five, six and seven rooms.

Trim: Chambers are in birdseye maple, and have cheval glasses; parlors and libraries in white enameled hardwood and dining rooms in Flemish oak.

Parquet flooring and many up-to-date conveniences.

Dimensions: 65 feet by 100 feet.

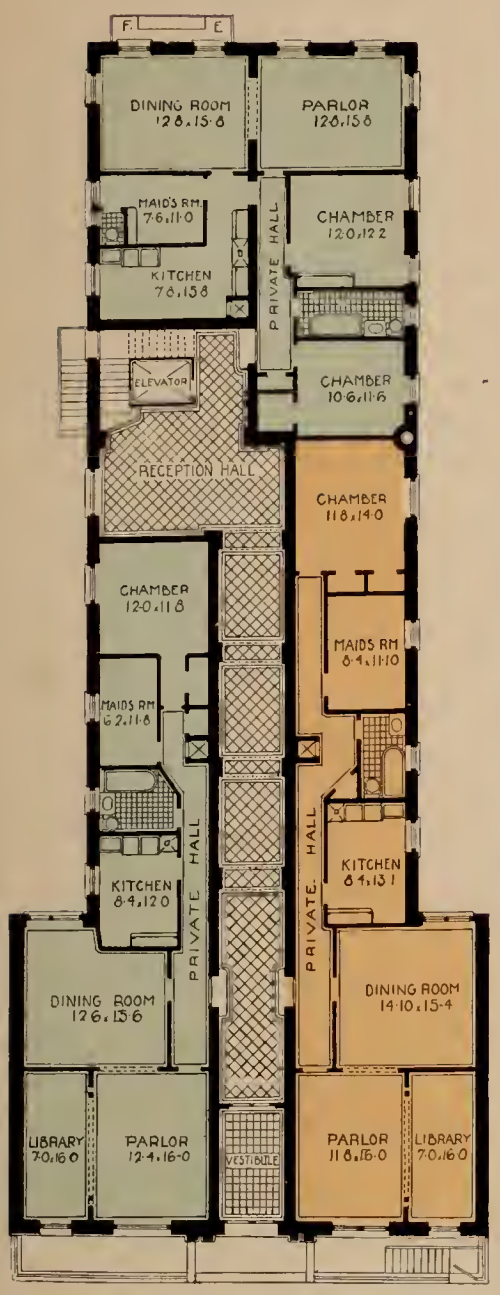
Rents from $600 to $900.



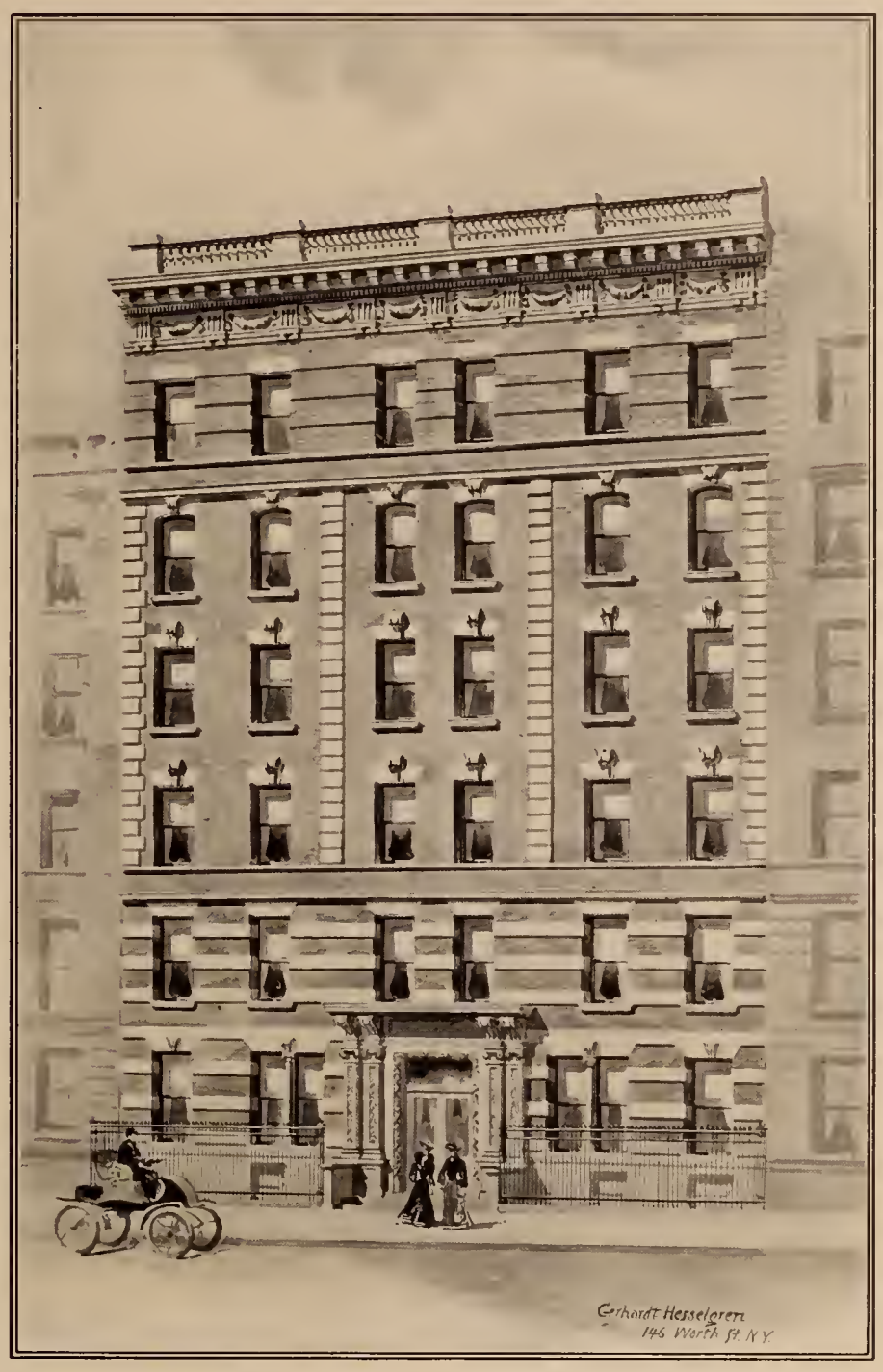
TYPICAL FLOOR PLAN

THE CLARENCE AND THE RIVERVIEW

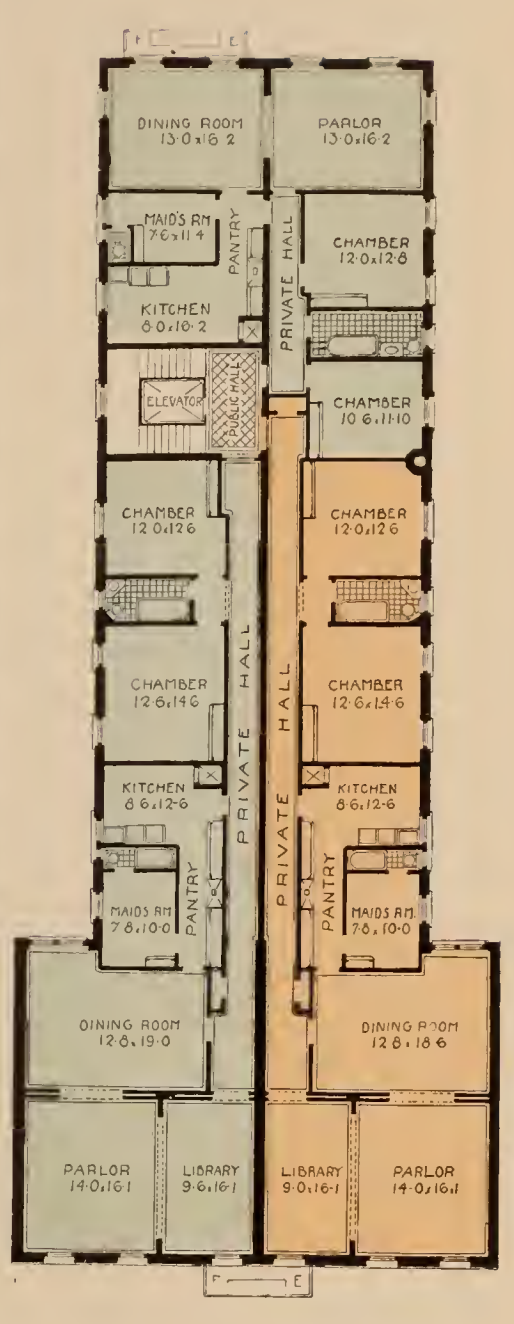
310 WEST 93rd STREET 316 WEST 93rd STREET



PLAN OF FIRST FLOOR



Built by
WEST SIDE CONSTRUCTION CO.
J. AXELROD, 1904



PLAN OF UPPER FLOORS

GEO. F. PELHAM
Architect

DELIGHTFULLY located on the south side of 93rd Street, within a few feet of Riverside Drive and Park.

The transit facilities are exceptionally good, the building being within easy reach of the Subway and many West Side surface lines.

THE BUILDING has a frontage of 50 feet by 127 feet, on plot 50 feet by 146 feet deep.

APARTMENTS are arranged in suites of six and seven rooms, three apartments on a floor. Apartments are equipped with the latest improvements.

Rents from $900 to $1,200.



Built by
THE CENTURY HOLDING CO.
1906

SCHWARTZ & GROSS
Architects

EL MORRO AND MIRAMAR

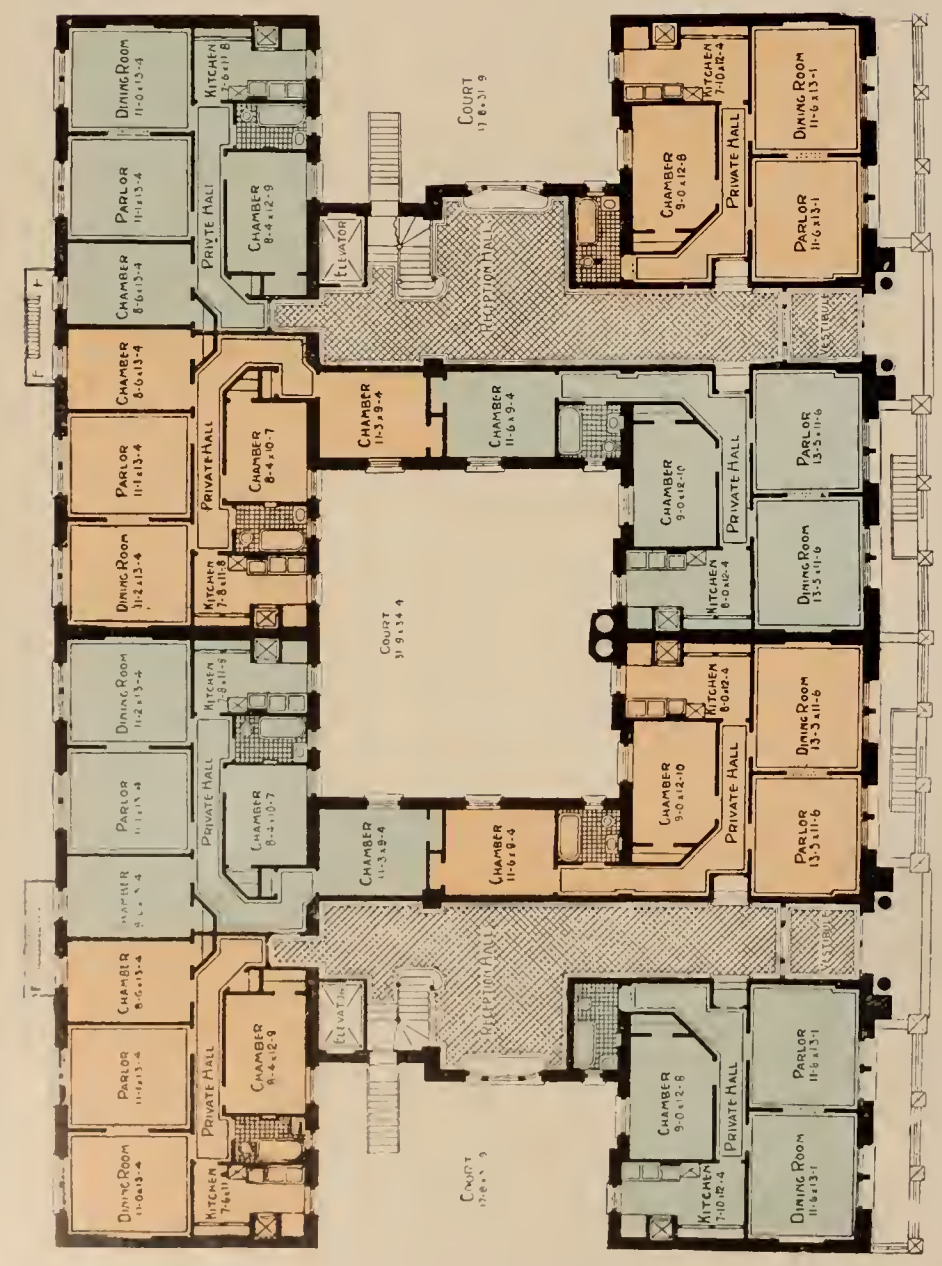
606 AND 612 WEST 137th STREET

LOCATED on the south side of 137th Street, between Riverside Drive and Broadway, a block restricted to only high class apartment houses. The Subway station is on the corner, and the Amsterdam avenue surface lines one block distant.

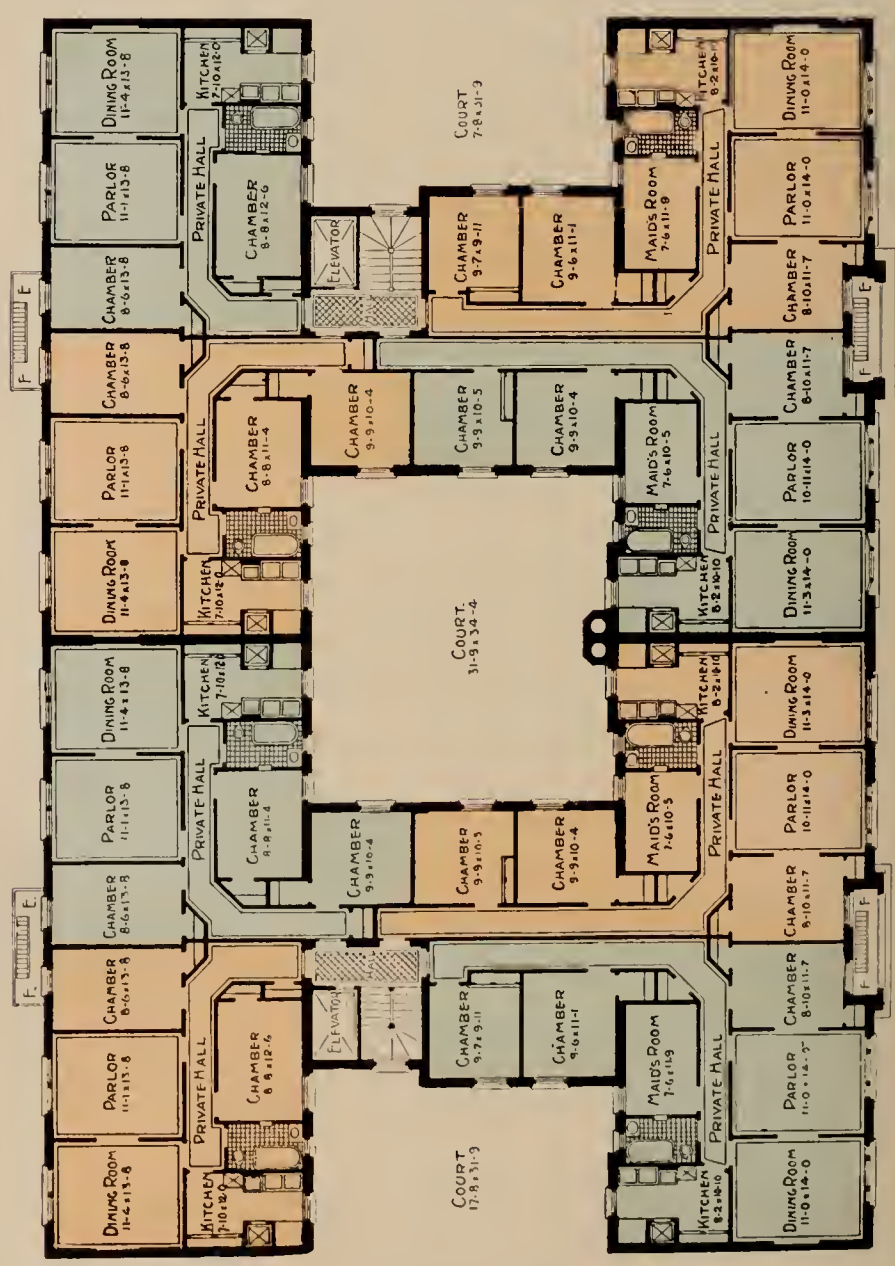
APARTMENTS are arranged four on a floor; suites of five, six and seven rooms. Parlors are in red birch and chambers in white enamel with mahogany doors. Dining rooms are finished in mission style with paneled walls and plate rail. Floors are double. Equipment: Shower baths, glass lined refrigerators, mail chute, telephone, porcelain plumbing fixtures, electric light, etc.

Dimensions: Each house has a frontage of 65 feet by 87 feet deep.

Rents from $540 to $720.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

THE BELLEMORE

607-609 WEST 115th STREET

CENTRALLY located on one of the choicest residential sites of Manhattan, in the neighborhood of Columbia College, the Cathedral of St. John the Divine, Grant's Tomb and many historical spots of interest. The Subway and several surface car lines are within one and two blocks of The Bellemore.

THE APARTMENTS are laid out three on a floor, in suites of five, six and seven rooms. The interior finish is of a golden oak throughout. The floors are double and noiseproof, with parquet finish. Plumbing fixtures are of porcelain, tile lined refrigerators, baths are tiled and contain showers and medicine cabinets, long distance telephone, wall safes.

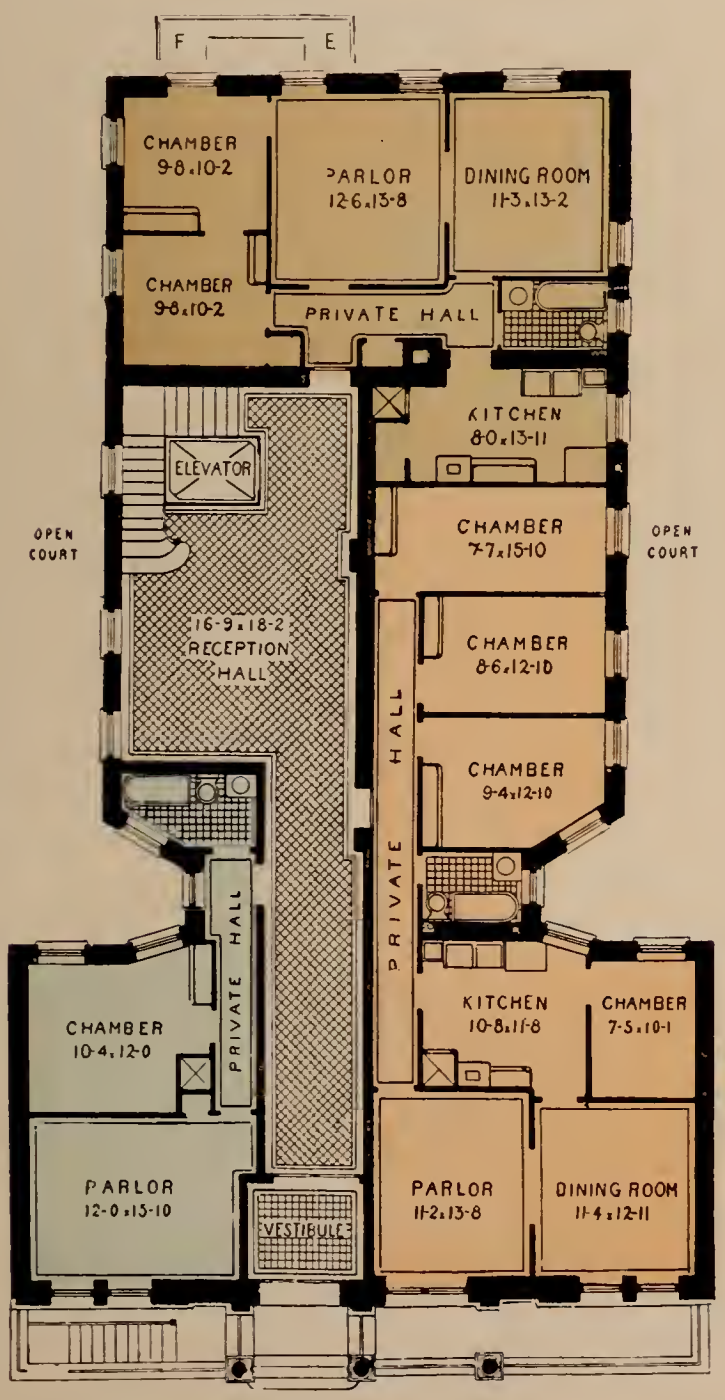
Dimensions: 50 feet front by 87 feet 11 inches deep; plot, 100 feet 11 inches deep.

Rents from $300 to $900.

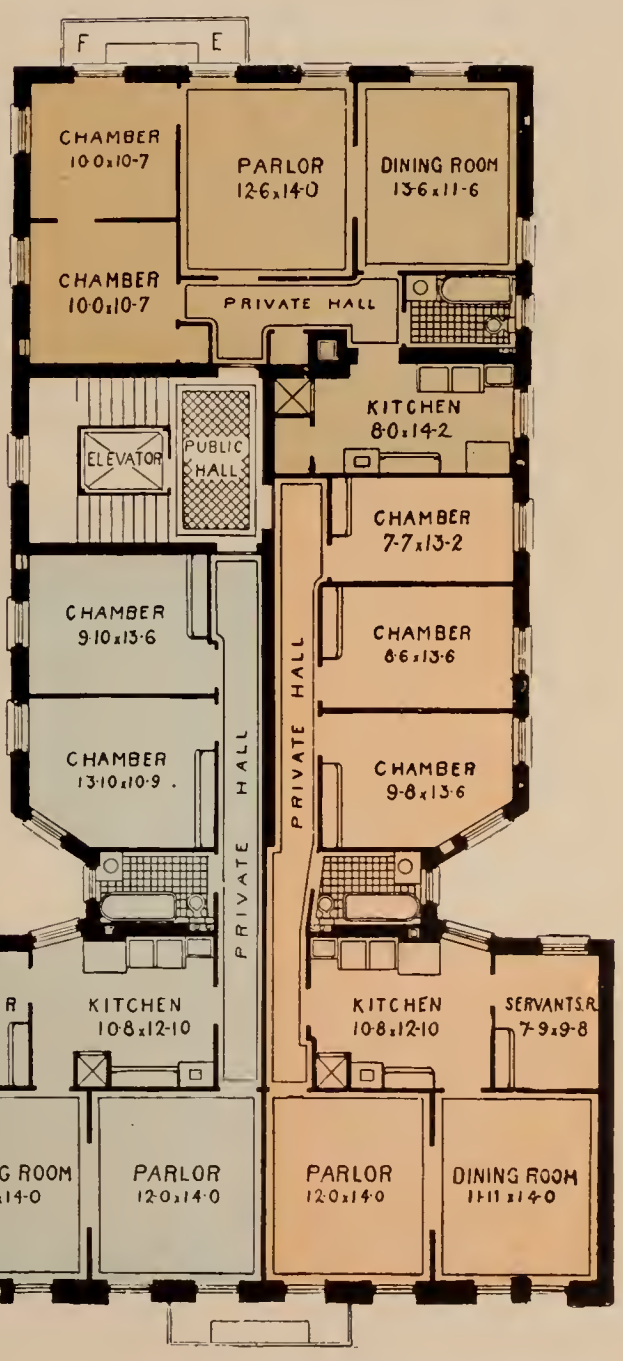


Built by
M. CRYSTAL

NEVILLE & BAGGE
Architects



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

THE ROCHAMBEAU

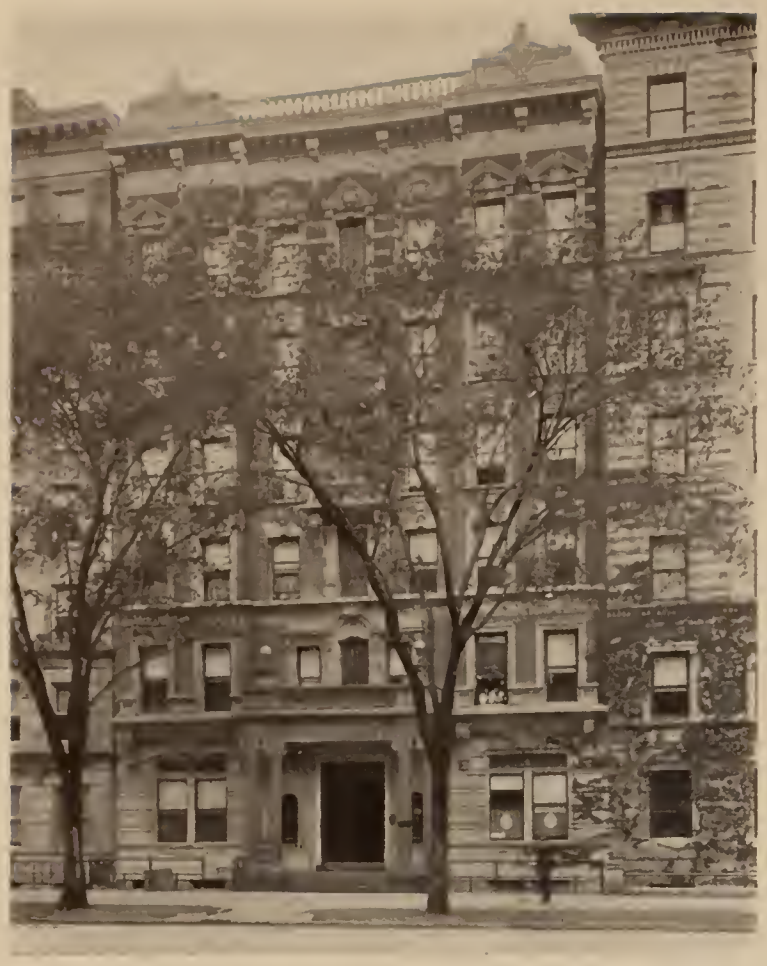
1858-1860 SEVENTH AVENUE

SITUATION—Adjoining Cathedral Parkway and two blocks from the 110th street entrance to Central Park. Two to three blocks from the Subway, elevated and surface car lines.

APARTMENTS: Two on a floor, of eight rooms each. Parlors are separated from the libraries by columns and grilles and are finished in mahogany. Dining rooms are in forest green with high wainscoting and Dutch shelving. Baths are tiled and contain showers and medicine cabinets, porcelain plumbing fixtures, glass lined refrigerators, large laundry and steam dryer in basement.

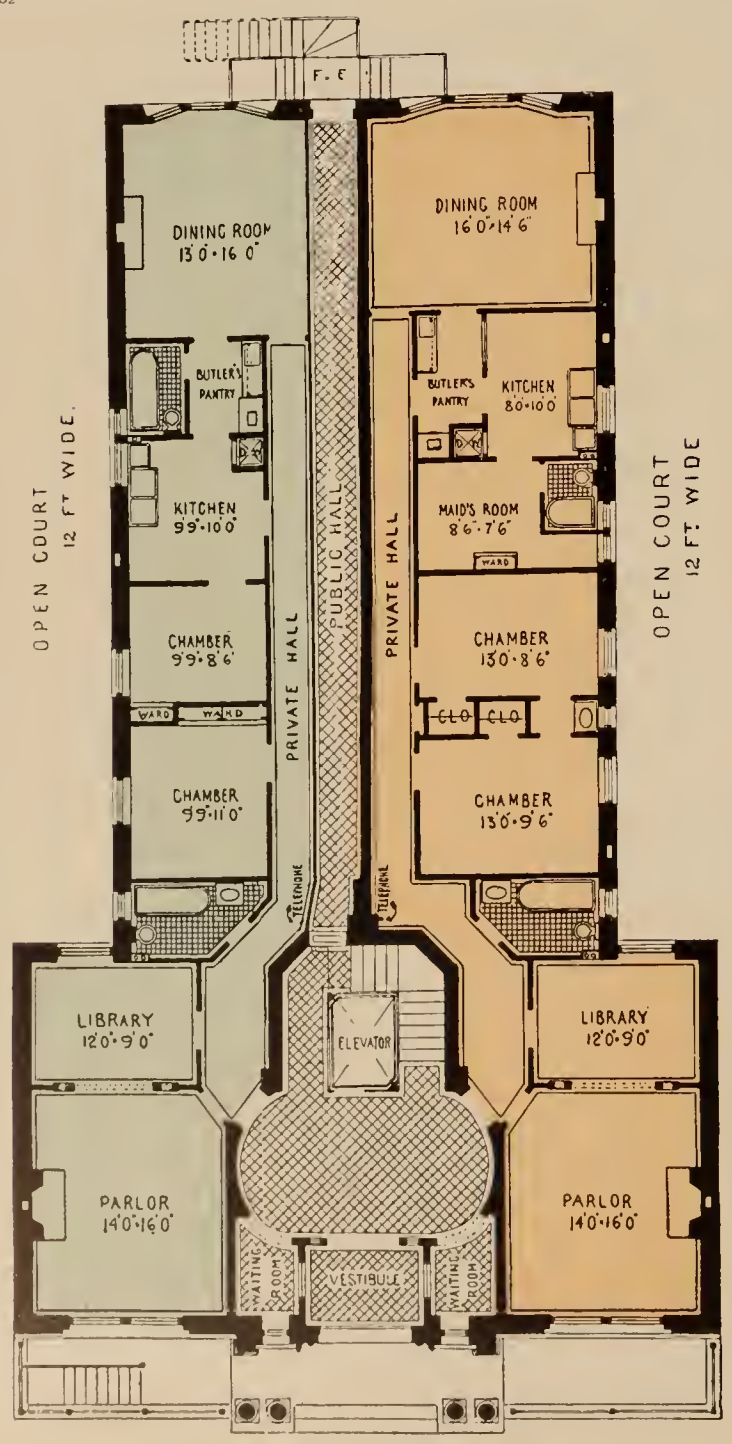
Dimensions: 50 feet by 100 feet.

Rents from $900 to $1,200.

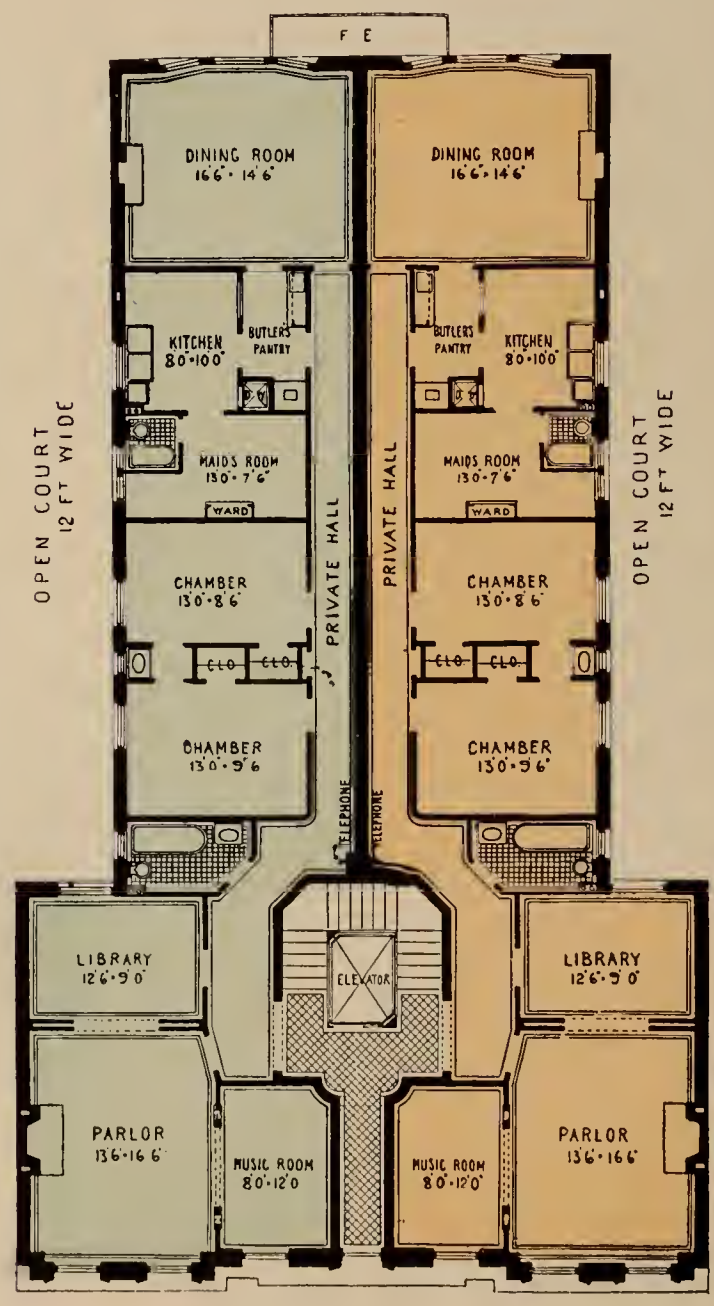


Built by
E. JACOBSON
1902

G. A. SCHELLENGER
Architect



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS



Built by
WEST SIDE CONSTRUCTION CO.
J. AXELROD, Pres.

GEO. F. PELHAM
Architect

THE DELAWARE

518 WEST 122nd STREET

SITUATED on the south side of 122nd Street, between Broadway and Amsterdam Avenue. Being on the crest of a steep hill, it enjoys a delightful outlook for miles of the Hudson River, Morningside Park and the surrounding country.

Easily accessible to the Subway and all West Side car lines.

Building has a frontage of 75 feet by 100 feet deep.

There are four apartments on a floor, in suites of five and seven rooms. Parlors and libraries are trimmed in birch, dining rooms in quartered oak antique. Parquet floors in parlors, dining rooms and libraries. Porcelain tubs, sinks and basins; glass lined refrigerators. Telephone in each apartment; uniformed hall and elevator service.

Rents from $540 to $900.

1905



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

THE LUCERNE

503-507 WEST 143rd STREET



Built by
JOHN V. SIGNELL
1906

NEVILLE & BAGGE
Architects

HIGH ground, good air and an extended outlook from the windows of one's dwelling are requisite to an ideal home.

THE LUCERNE has all these advantages in one of the most modern and up-to-date apartment houses in this city.

Near the Subway, Sixth and Ninth avenue elevated and a hundred feet from four surface car lines.

There are five apartments on a floor, in suites of four, five, six, seven and eight rooms. Parlors are in white enamel, with mahogany doors and dining rooms in Flemish oak. Conveniences: Double floors, parquet finish, telephone, garbage closets, porcelain tubs, sinks and oval basins, glass lined refrigerators, etc.

Dimensions: 75 feet front by 87 feet deep; on lot 99 feet 11 inches deep.

Rents from $480 to $960.

THE LUCERNE



PLAN OF UPPER FLOORS



PLAN OF FIRST FLOOR



Built by
JOSEPH KING

GEO. F. PELHAM
Architect
1904

THE KING

56-58-60 EAST 87th STREET

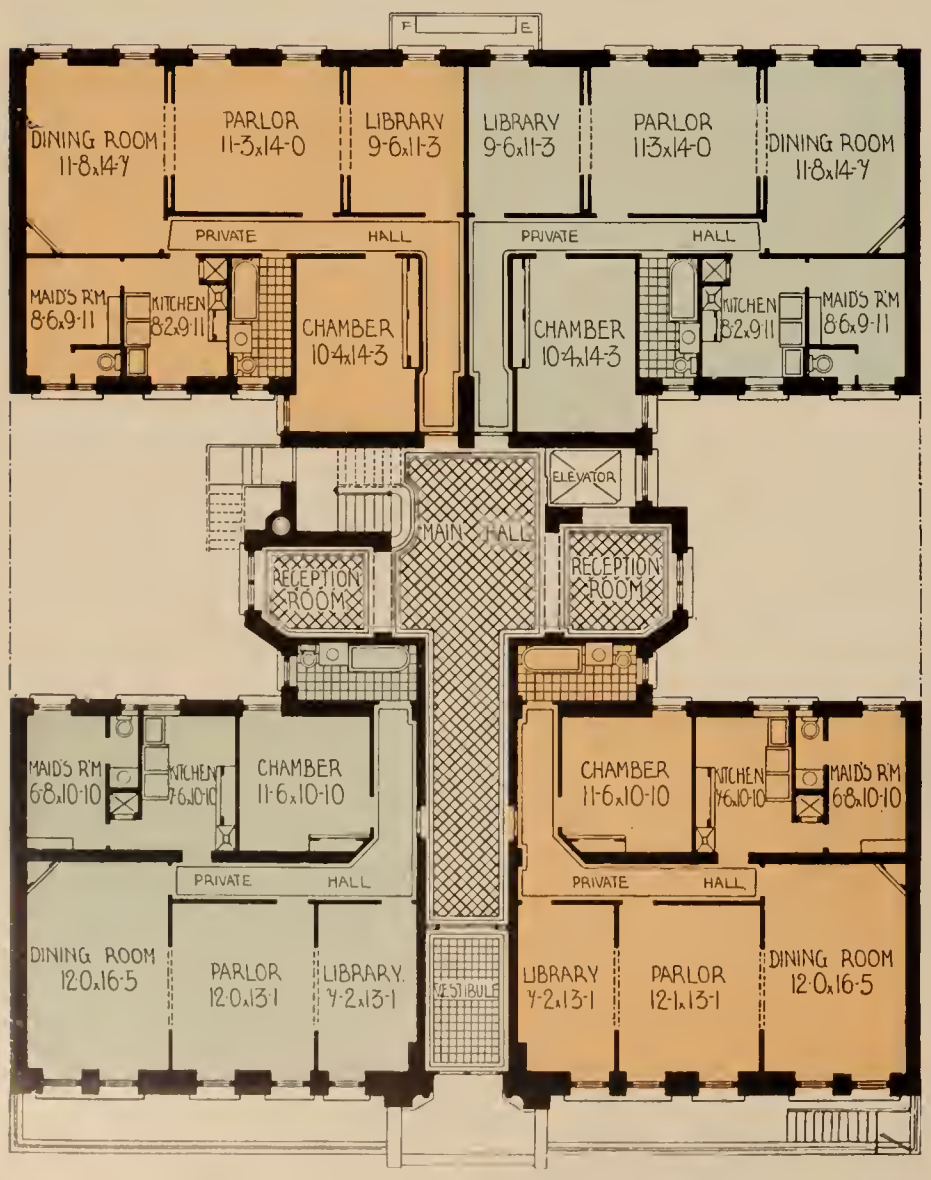
LOCATED on the south side of 87th Street, between Fifth and Madison Avenues. One block from Central Park and the Madison avenue and 86th street crosstown surface cars. A short distance from the Metropolitan Museum of Art, and in a neighborhood restricted to private residences of New York's wealthiest people and apartment houses of the highest type.

Four apartments on a floor, in suites of six and seven rooms.

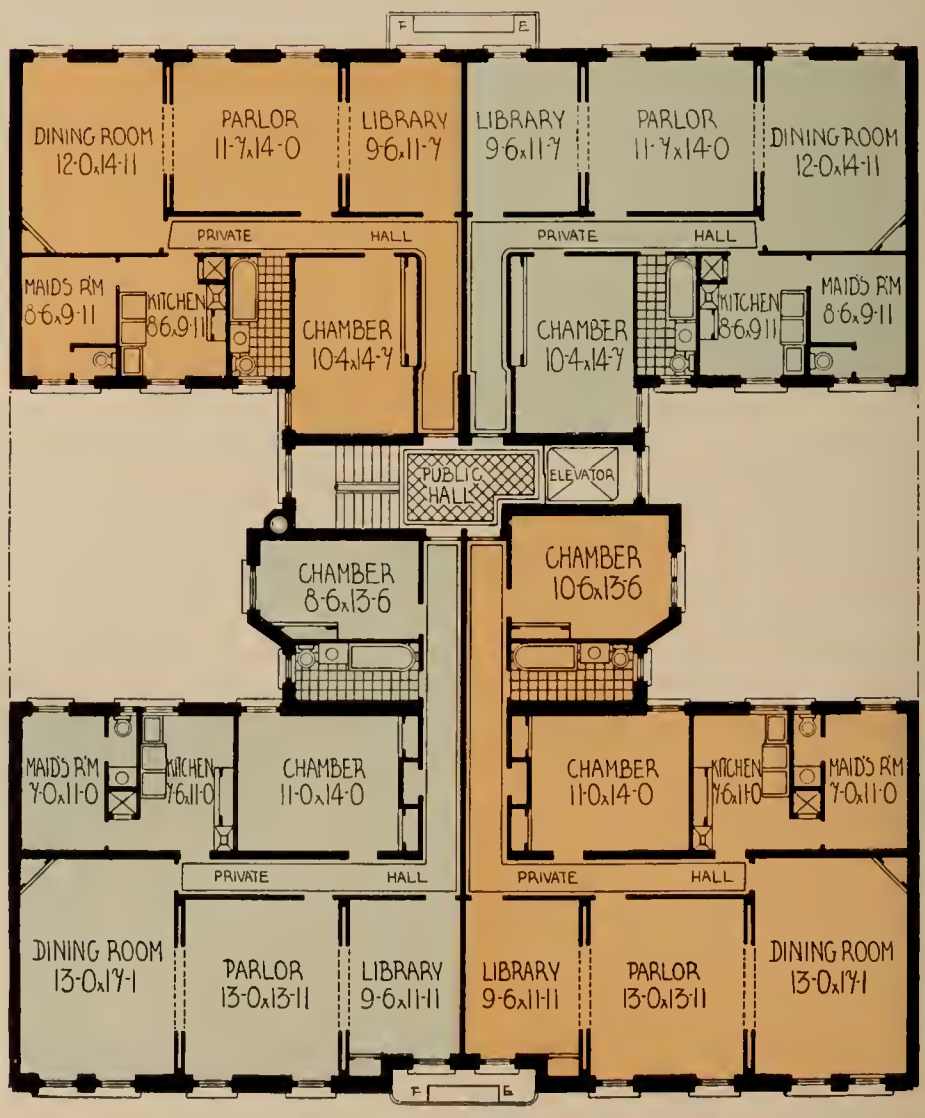
The conveniences are numerous and in keeping with the finest apartment structures of the Metropolis.

Dimensions—76 feet 8 inches front by 84 feet 11 inches, on plot 100 feet 8½ inches.

Rents from $800 to $925



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

THE PIEDMONT

316 WEST 97th STREET



Built by
A. B. KIGHT
1906

A. B. KIGHT
Architect

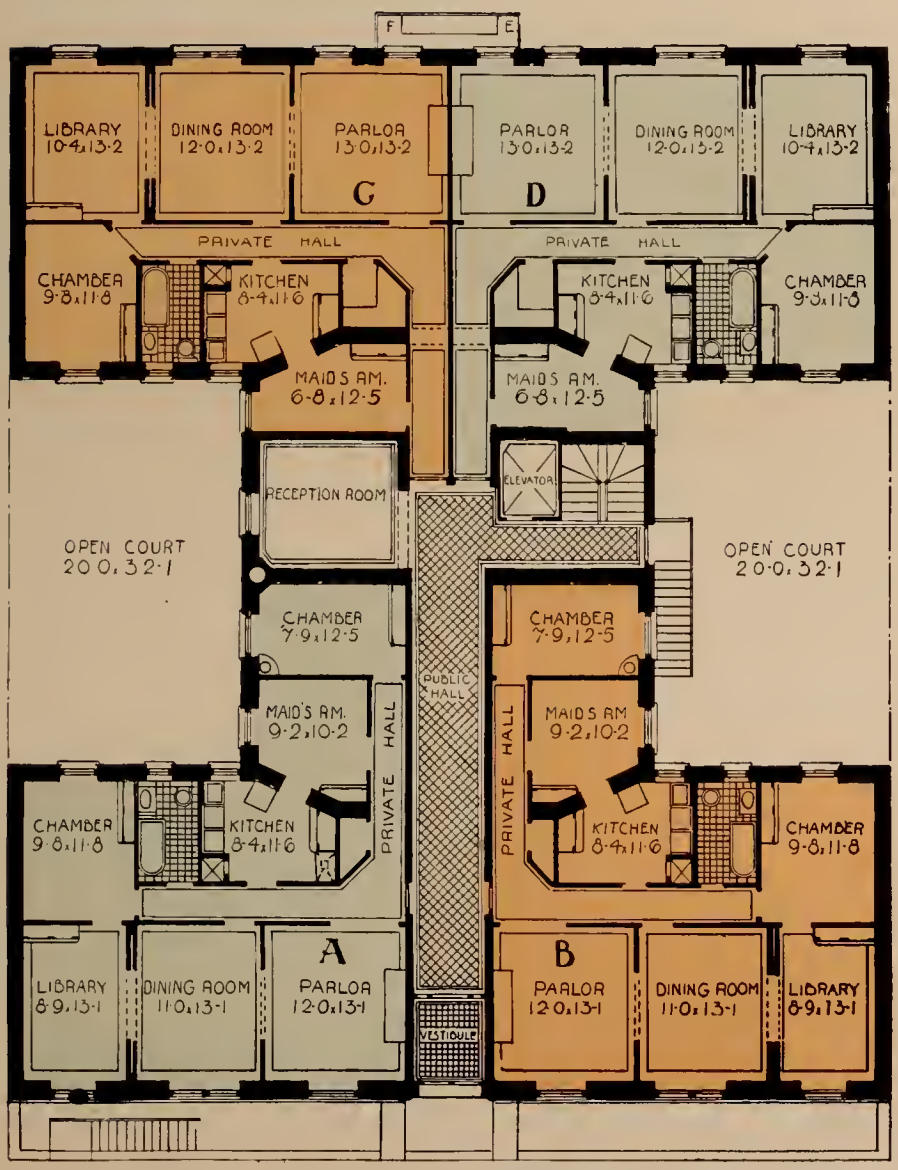
SITUATED on the south side of 97th Street, a hundred feet east of the Riverside Drive, one of the most exclusive residential blocks in the city, and restricted to apartment houses of the highest class.

The 96th street Subway station and the Broadway and Amsterdam avenue lines are two blocks from THE PIEDMONT.

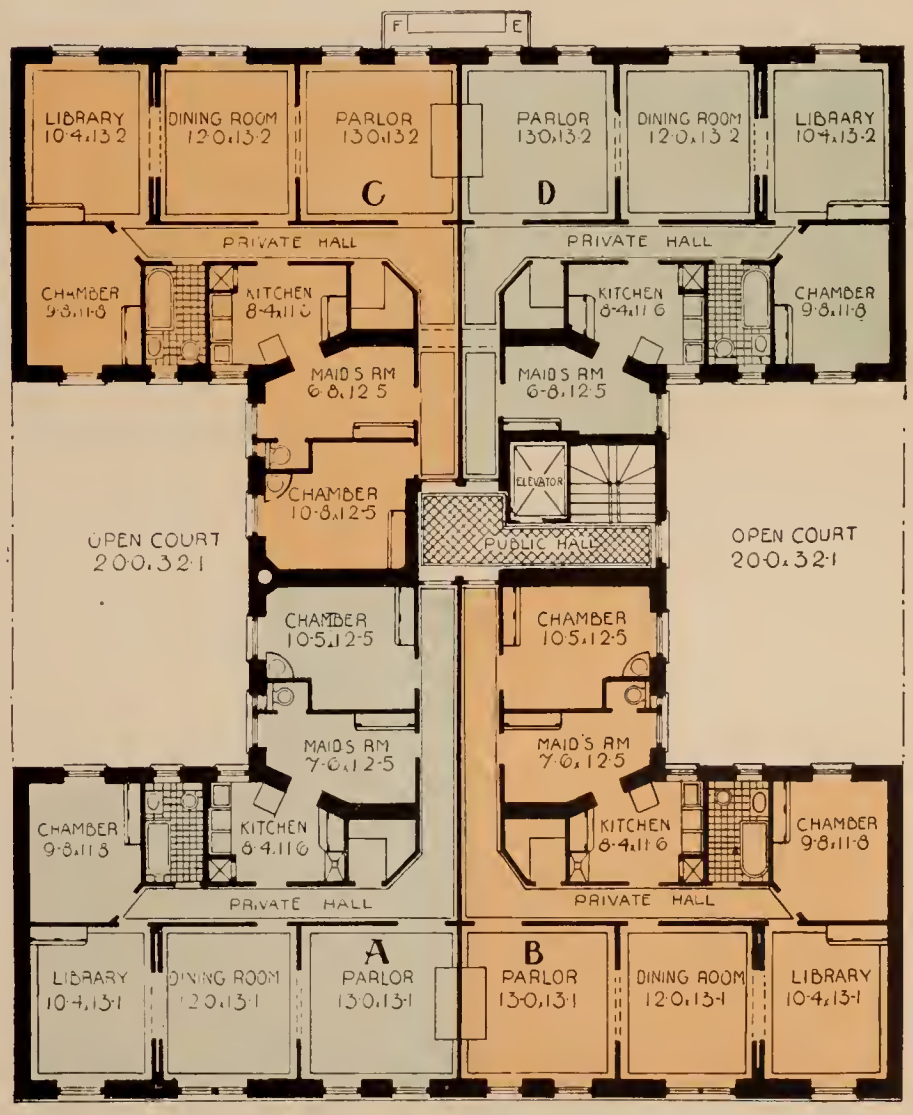
DIMENSIONS—75 feet front by 87 feet 9 inches deep on plot 75 feet by 100 feet 11 inches.

APARTMENTS are in suites of six and seven rooms, four apartments on a floor. Parlors are in St. Jago mahogany and the dining rooms in quartered English oak. Floors are double and noiseproof. Long distance telephone in each apartment, uniformed hall and elevator service, etc.

Rents from $780 to $1,115.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS



Built by
THE NORFOLK REALTY CO.
1907-8

NEVILLE & BAGGE
Architects

Nos. 535 WEST 151st STREET

AND

Nos. 534 WEST 152nd STREET

TWO six-story elevator apartment houses, one located on the north side of 151st Street and the other on the south side of 152nd Street, between Broadway and Amsterdam avenue. Convenient to the Subway and the Amsterdam, Third and Sixth avenue and 145th street crosstown surface lines.

THE APARTMENTS are arranged five on a floor, in suites of four, five and six rooms. Parlors and libraries are in mahogany and dining rooms in quartered oak, antique, with high paneling. Porcelain tubs, sinks and basins, glass lined refrigerators, showers, garbage closets, wall safes, noiseless electric elevator, long distance telephone in each apartment, etc.

Dimensions: 75 feet front by 100 feet deep.

Rents from $480 to $720.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS



Built by
C. M. SILVERMAN & SON

NEVILLE & BAGGE
Architects

THE MILTONA

28-30 WEST 131st STREET

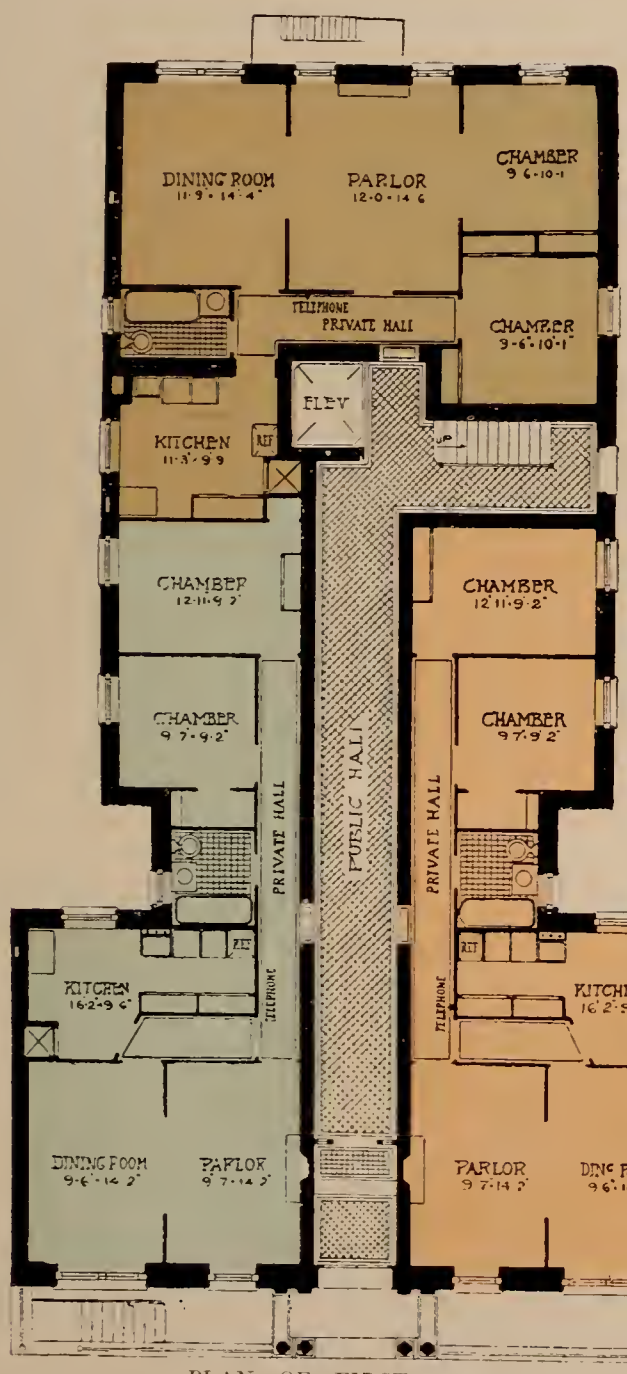
LOCATED on the south side of 131st Street, within easy access to the Third, Sixth and Ninth avenue elevated road, 125th street station of the New York Central railroad and crosstown cars and the Lenox, Madison and Lexington avenue surface lines.

Three apartments on a floor of five and six rooms.

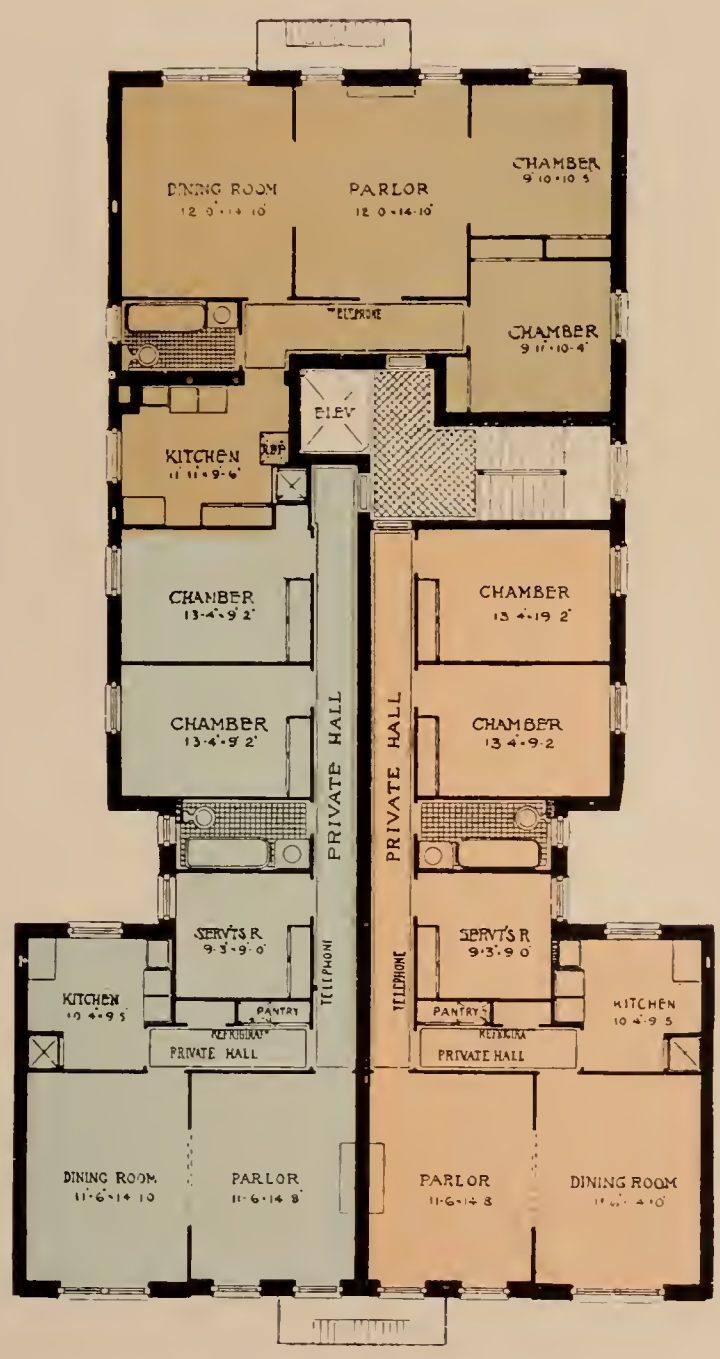
Conveniences: Glass and tile lined refrigerators, double floors highly polished, electric and gaslight fixtures, telephone, uniformed hall and elevator service, etc.

Dimensions: 50 feet by 100 feet.

Rents from $420 to $550



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

CATHEDRAL HALL AND PARK VIEW

229-237 CATHEDRAL PARKWAY (110th STREET)



Built by
HARRY LEHR

M. ZIPKES
Architect

BUILDINGS are six stories in height above basement, with frontage of 125 feet by 58 feet deep on lot 71 feet deep.

There are two apartments of five to seven rooms on a floor, which have in addition a reception hall, pantry and two baths. A few of the conveniences installed in the apartments are showers. and shampooing attachments, wall safes, long distance telephone and noiseless electric elevator.

Rents from $900 to $1,200.

LOCATED on the north side of the Parkway, facing Central Park, between Central Park West and Seventh avenue.

There is every facility for comfortable and rapid transit. The Subway stations are at Broadway and 110th street and Lenox avenue and 110th street, not quite two blocks to either station. Sixth and Ninth avenue elevated stations are at Morningside avenue and 110th street. Central Park has surface cars and it is but a very short distance to the Lenox avenue, Broadway, Columbus avenue, Amsterdam and Lexington avenue lines.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

THE COLONIAL, MUNROE AND CRAGSMOOR

WEST 115th STREET
BETWEEN AMSTERDAM AND MORNINGSIDE AVENUES

SITUATED on the north side of 115th Street, half a block from Morningside Park and three from Riverside Drive and Park. Within a few feet of the Amsterdam and Sixth avenue surface cars and two of the 116th street Subway express station. One block from Columbia University and two of the Cathedral of St. John the Divine.

BUILDINGS are of light brick and limestone front, each having a frontage of 66 feet 8 inches by 100 feet deep.



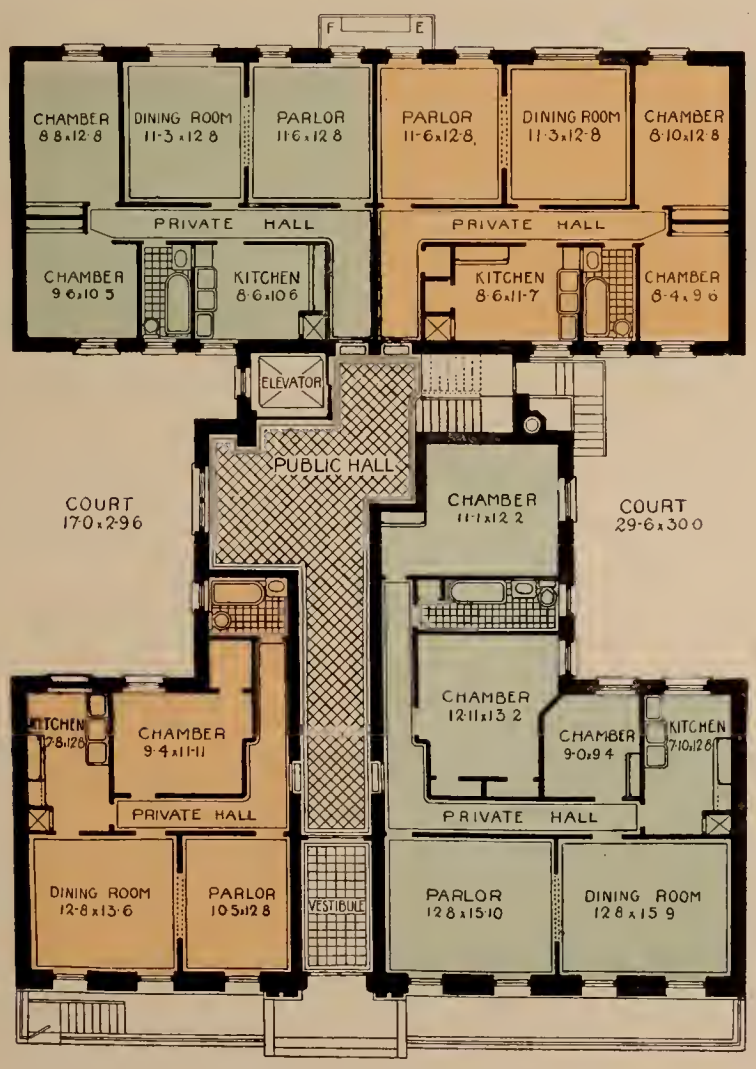
One of three buildings constructed by
THE WEST SIDE CONST. CO.
J AXELROD, Pres., in 1905

GEO. F. PELHAM
Architect

THE APARTMENTS are in suites of five and six rooms and bath and contain all latest improvements, among which might be mentioned porcelain wash tubs and sinks, glass lined refrigerators, tiled bath rooms with flooring of three-quarter inch ceramic tile.

Long distance telephone in each apartment, noiseless elevator, uniformed hall service, combination gas and electric light fixtures.

Rents from $50 to $75.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

THE MIAMI, THE SPENCER AND THE GIRARD

519-523-527 WEST 121st STREET



Built by
WEST SIDE CON. CO.
J. Axelrod, Pres.
1905

GEO. F. PELHAM
Architect

THESE elevator apartment buildings, each identical to the one illustrated, are situated on the north side of 121st Street, between Broadway and Amsterdam Avenue. Splendid view of Hudson River and Palisades and Morningside Park, two blocks, and between the two parks.

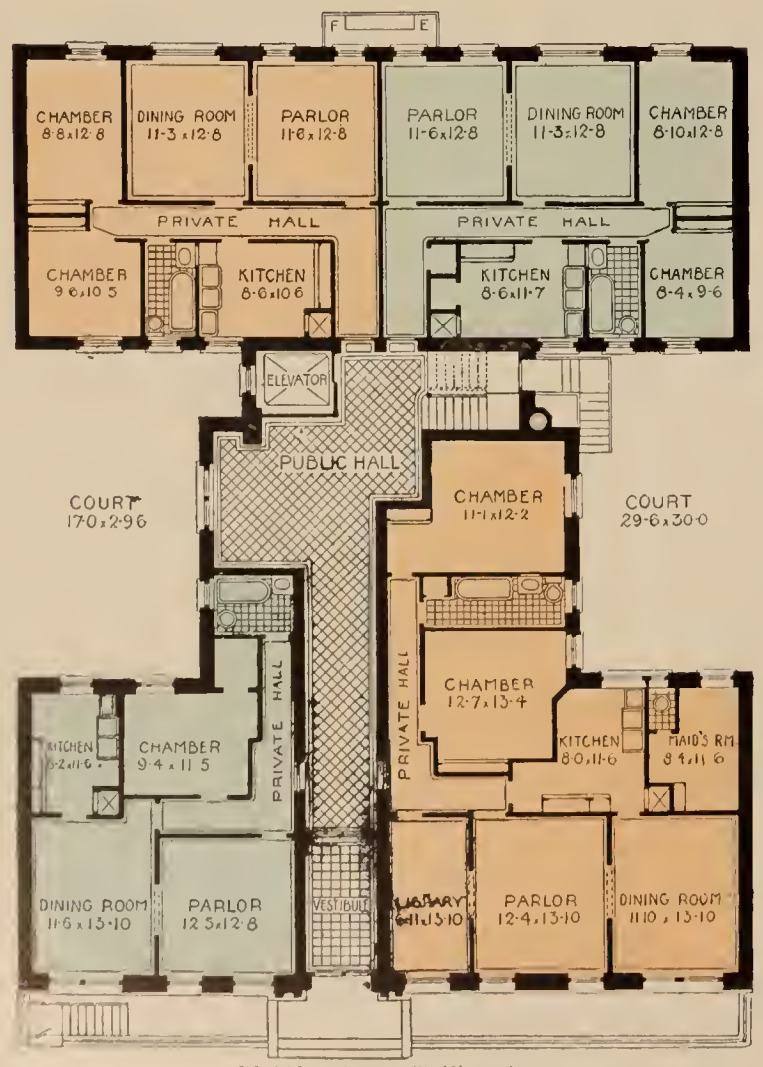
Convenient to Subway and all West Side lines.

Dimensions: 66 feet 8 inches by 100 feet 11 inches.

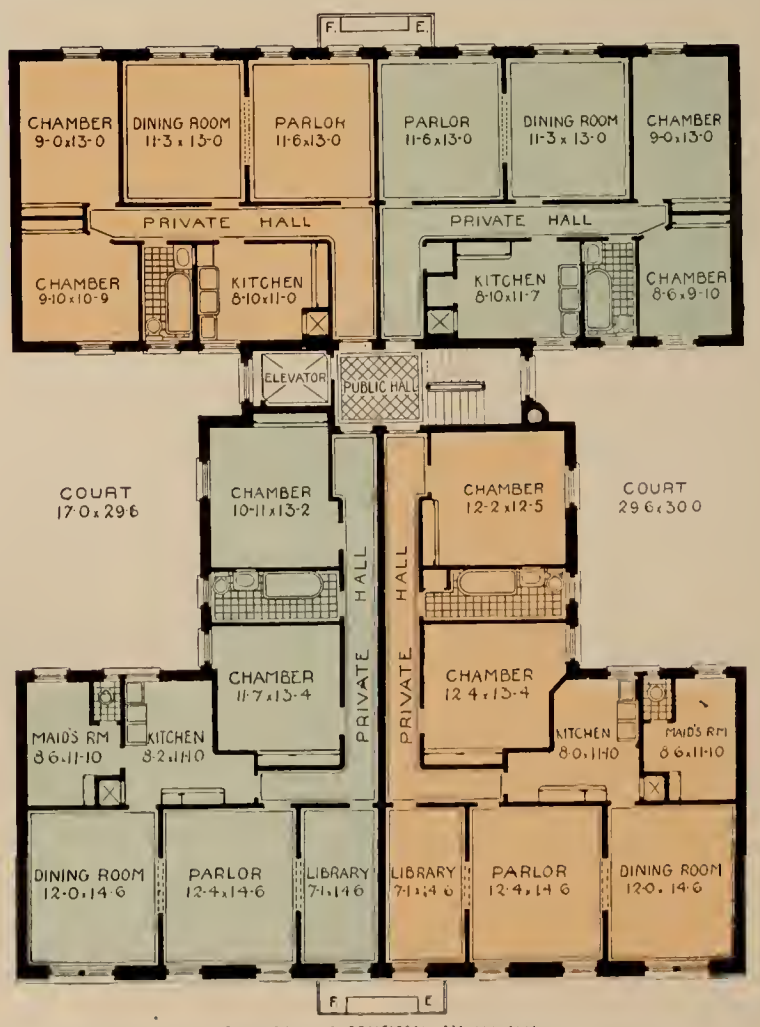
Four apartments on a floor, in suites of five and seven rooms.

Materials and improvements consistent with a high grade house of this sort.

Rents from $480 to $840.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS



THE CAMDEN

206 WEST 95th STREET

THE location is central, and those who are acquainted with the city know how desirable a residential section this is—superior to any other on the West Side.

Subway express station is at 96th street, while the Sixth and Ninth avenue elevated and the Broadway, Amsterdam and Columbus avenue surfaee ears are near at hand and transfer to all parts of the eity.

Apartments are divided into suites of five and seven rooms, four on a floor. The trim, finish and equipment of these apartments are equal to the best in the eity.

Size of building : 62 feet 4 inches by 87 feet 4 inehes.

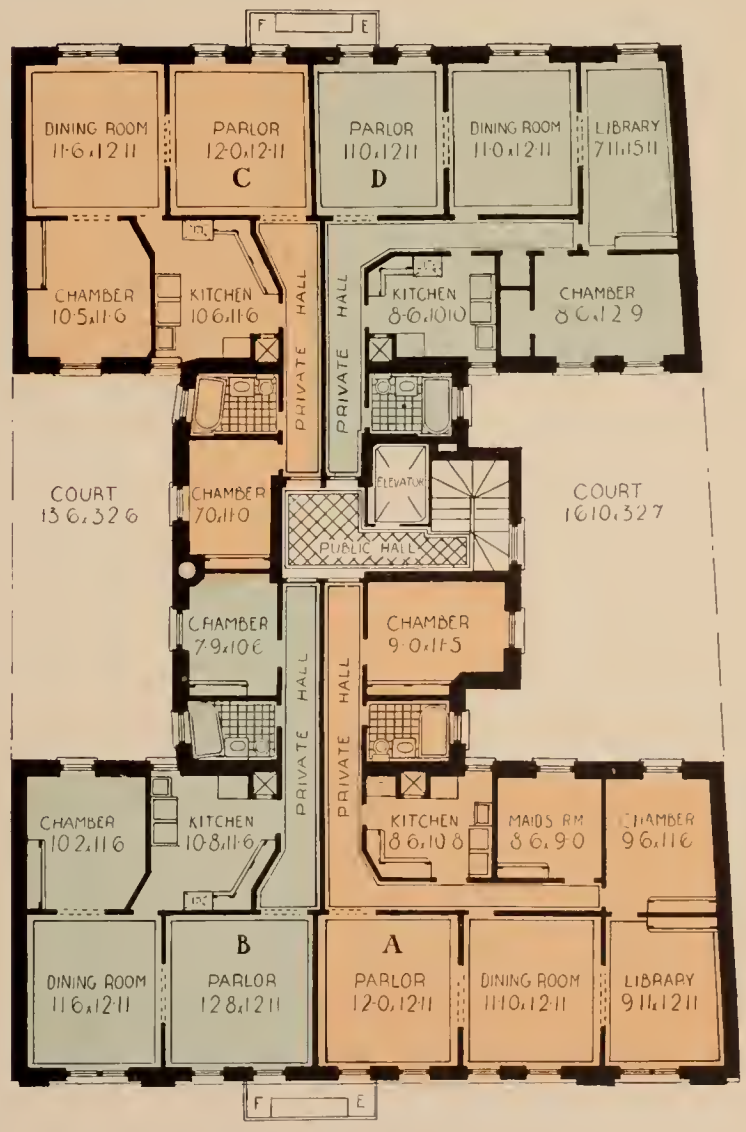
Rents from $600 to $966.

Built by
A. B. KIGHT
1906

A. B. KIGHT
Architect



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS



Built by
KRULEWITCH REALTY CO.

BERNSTEIN & BERNSTEIN
Architects

MARIMPOL COURT AND SIMNA HALL

521-523 and 525-527

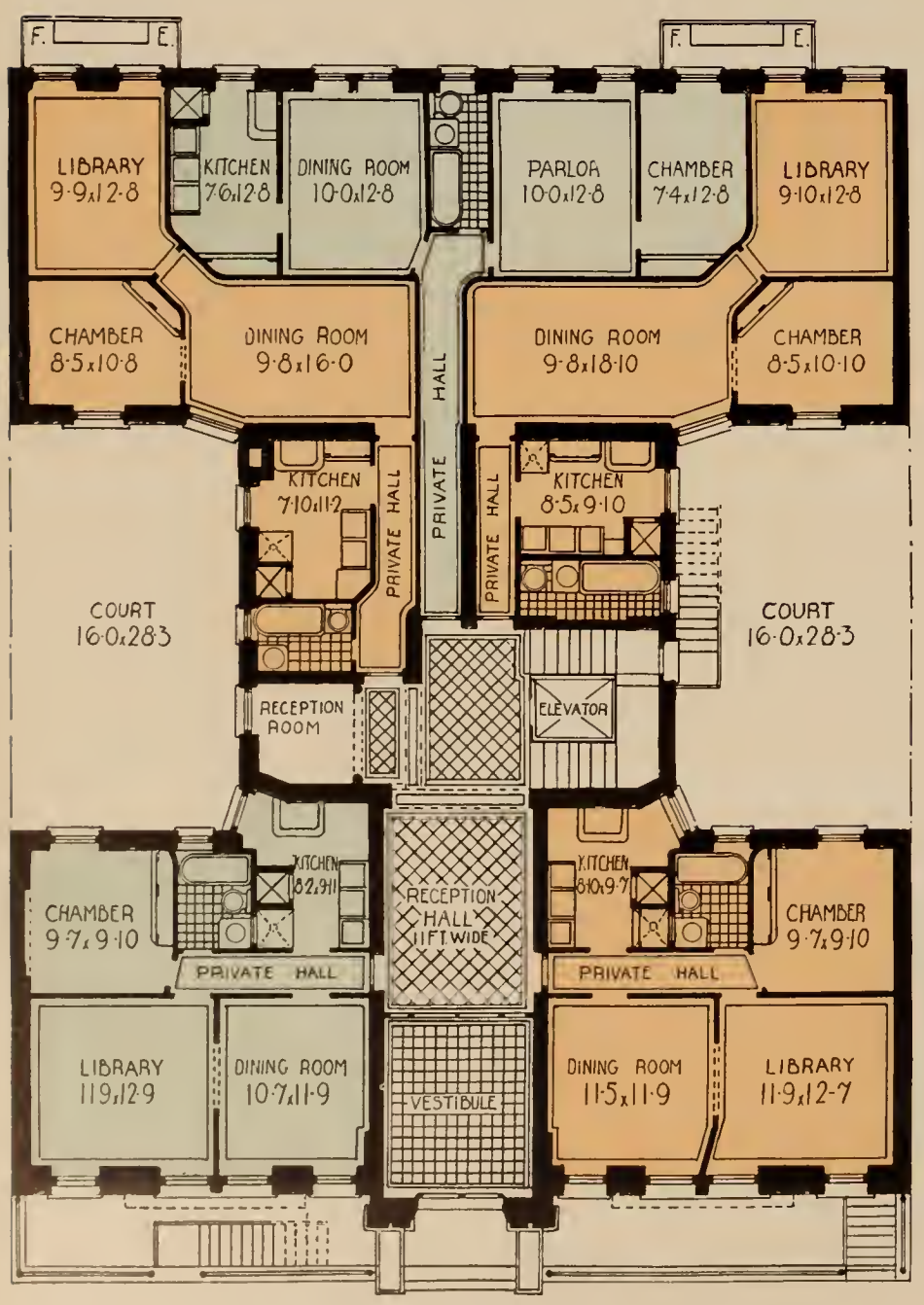
WEST 122nd STREET

SITUATED on the very height of New York's greatest elevation, within easy access to all car lines, including Subway. In the neighborhood is Riverside Park, Morningside Park and many colleges. Style of architecture is French Rennaissance, front of Indiana limestone, two stories ; terra cotta and Harvard brick.

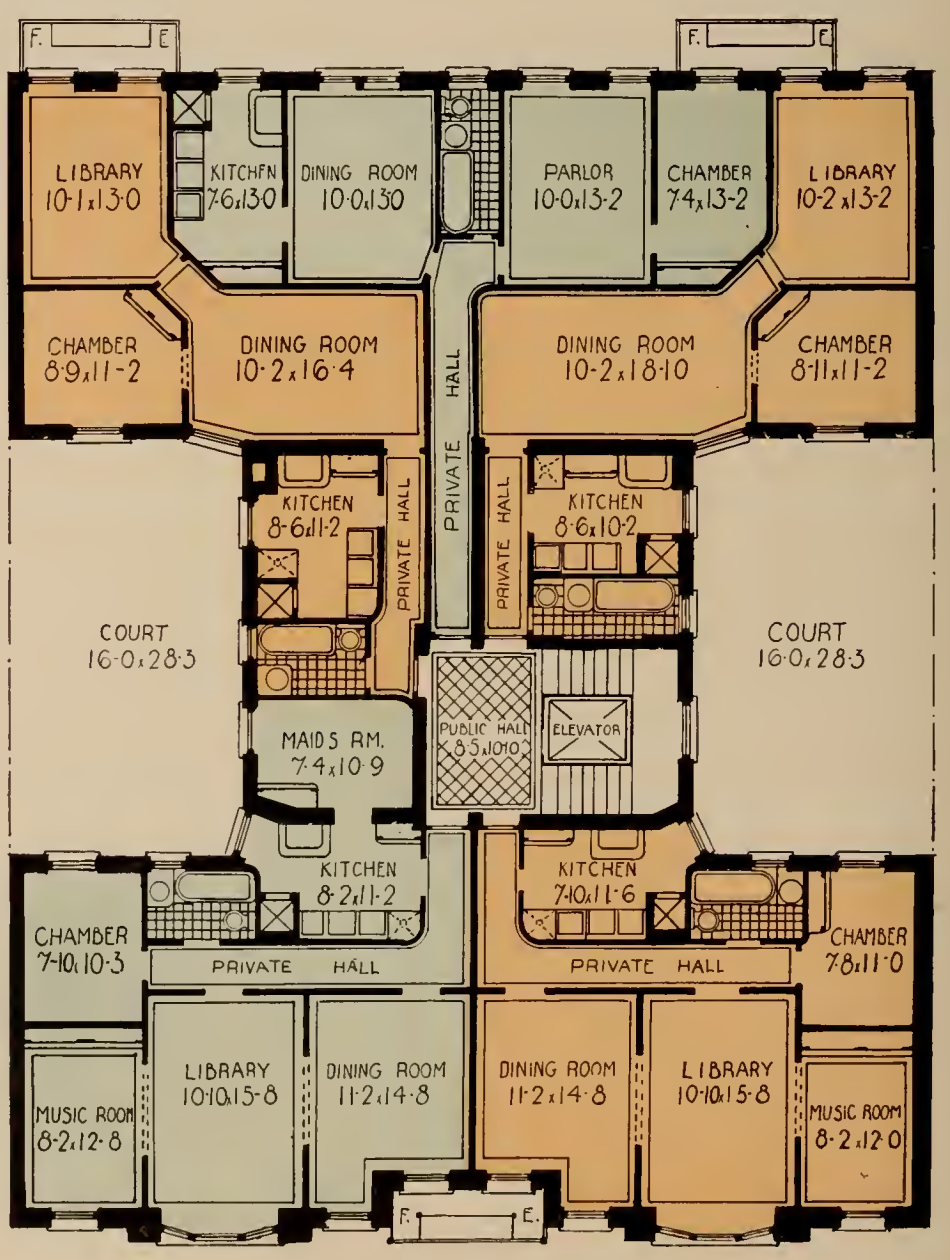
DIMENSIONS—Lot 62 feet 6 inches by 90 feet 10 inches. Size of building, 62 feet 6 inches by 77 feet.

APARTMENTS are divided into suites of four, five and six rooms, five apartments on a floor. Special features : showers, porcelain tubs, sinks and basins, mail chute, electric elevator, etc.

Rents from $480 to $750



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

LA VALENCIENNES

404 WEST 116th STREET



Built by
PATERNO BROS.
1906

SCHWARTZ & GROSS
Architects

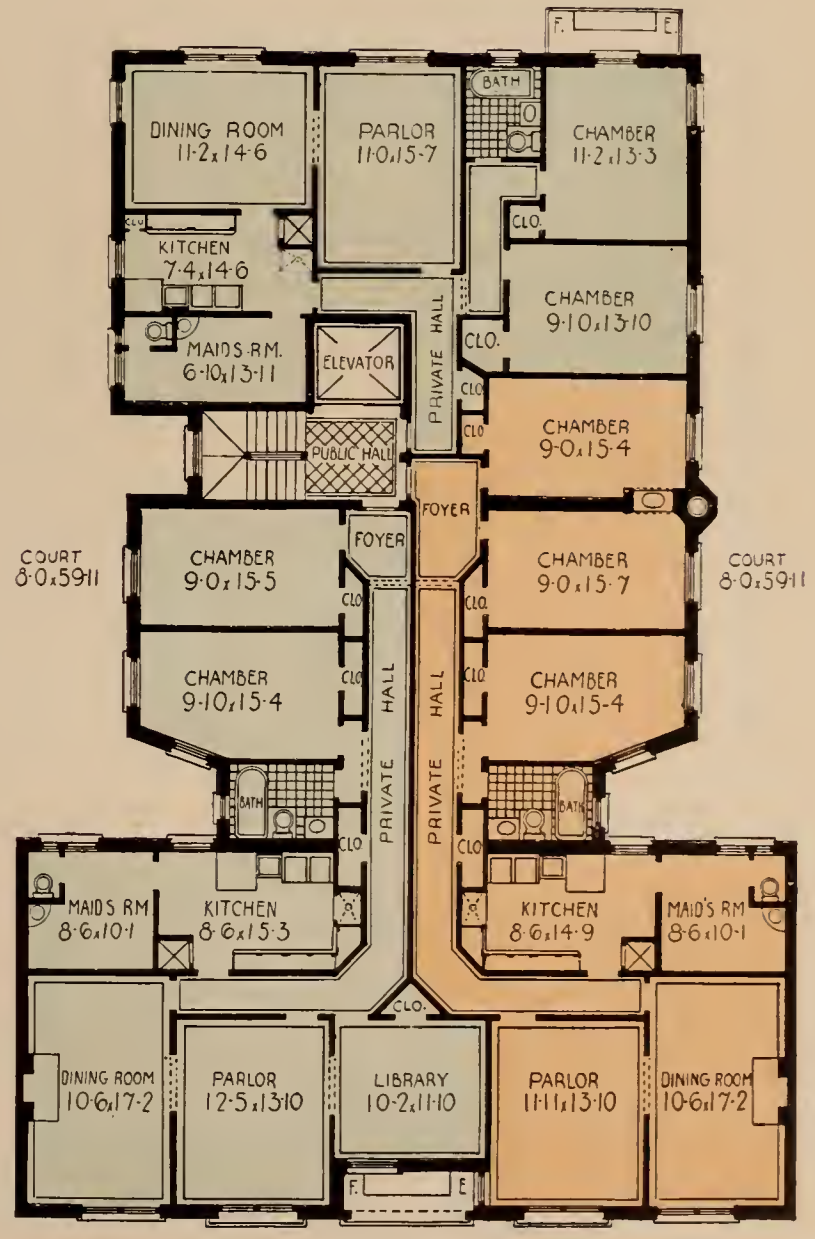
LOCATED on the south side of 116th Street, between Morningside Drive and Amsterdam Avenue. Convenient to the Subway station and the Sixth and Ninth avenue elevated station. Within one and two blocks of all West Side surface lines.

BUILDING is six stories and basement with frontage of 60 feet by 100 feet deep.

There are three apartments on a floor, in suites of six and seven rooms and extra servants' toilet.

The interior finish and equipment of these apartments are equal to the highest class apartments of the Metropolis.

Rents from $800 to $1,100.



PLAN OF UPPER FLOORS



Built by
WEST SIDE CONSTRUCTION CO.
1907

NEVILLE & BAGGE
Architects

THE TERRACE

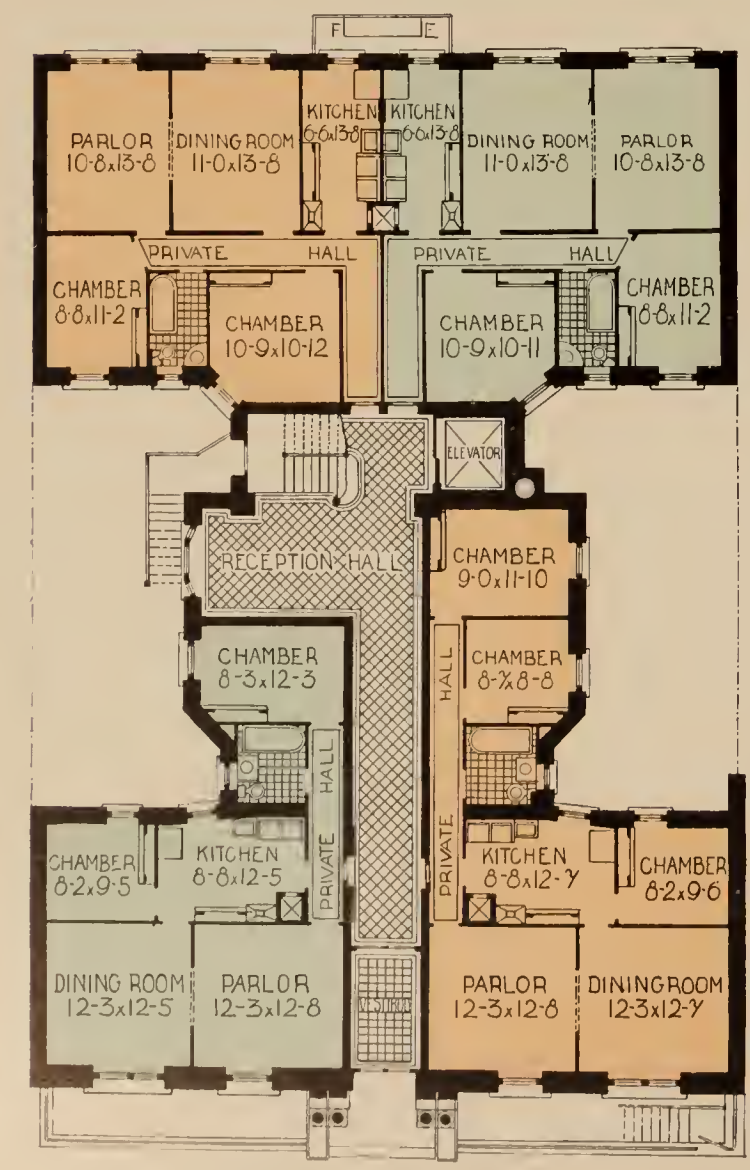
405 WEST 118th STREET

BEING located on the crest of Cathedral Heights, an unobstructed view for miles is assured over Morningside and Central Parks, while the view of Long Island Sound is especially pleasing. The Subway, the elevated and the surface lines are within easy reach and quickly transport one from this sequestered spot to the busy centre of the city.

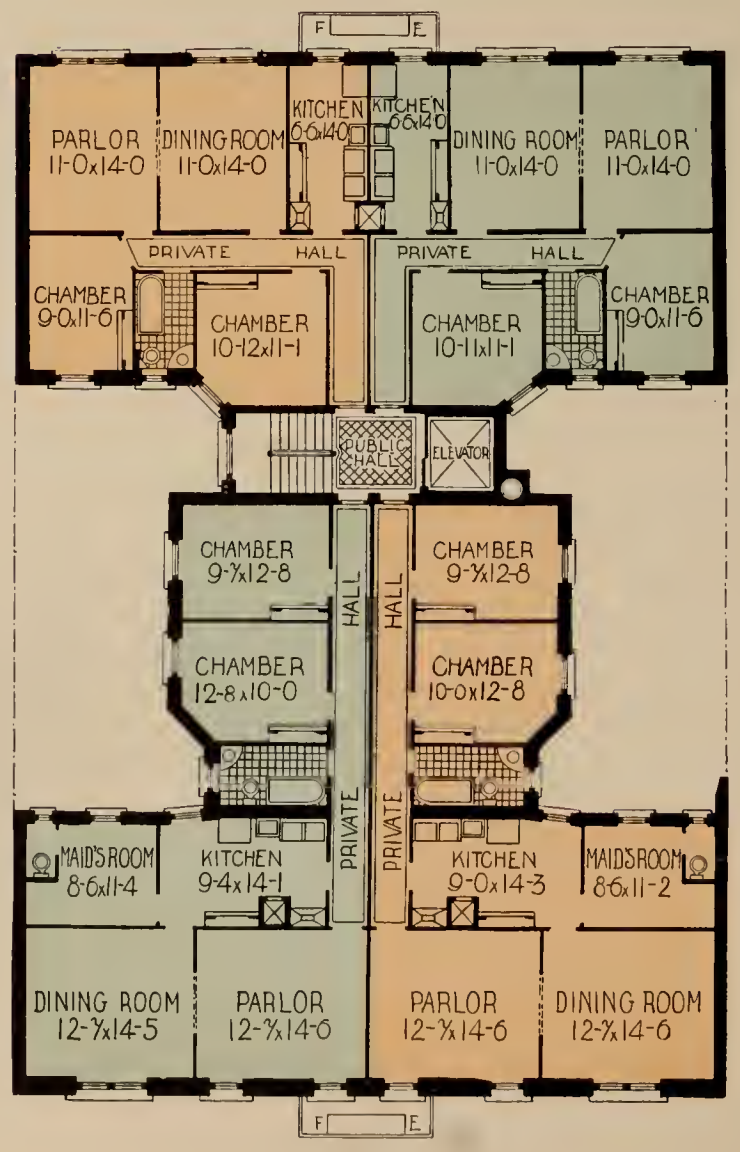
THE APARTMENTS are arranged four on a floor, in suites of five and six rooms. The trim throughout is of select hardwood; porcelain tubs, sinks and basins; glass lined refrigerators; long distance telephone, noiseless electric elevator, etc.

BUILDING has a frontage of 60 feet by 100 feet deep.

Rents from $540 to $900.



PLAN OF FISRT FLOOR



PLAN OF UPPER FLOORS

THE LINCOLN

306-310 WEST 51st STREET



Built by
ROSENBERG & FEINBERG
1904

C. B. MEYERS
Architect

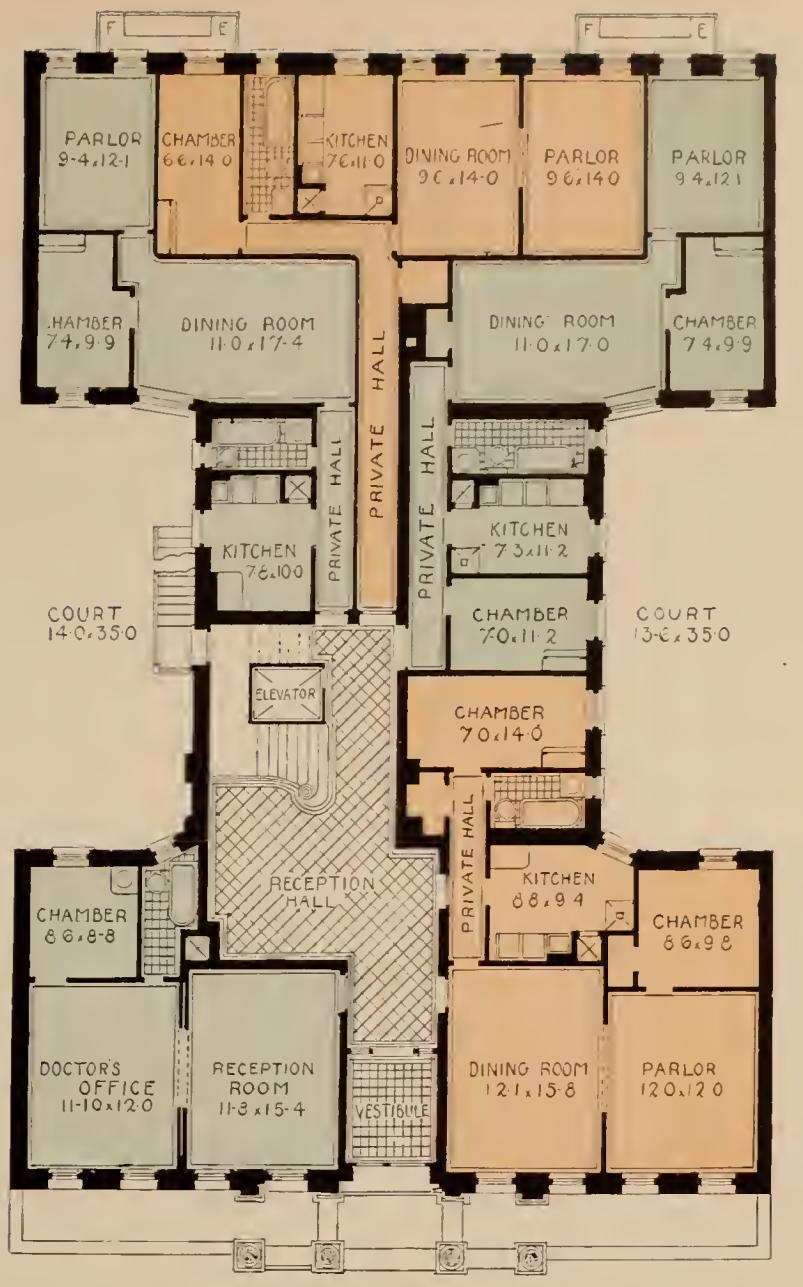
LOCATED on the south side of 51st Street, 120 feet west of Eighth avenue. Two blocks from the 50th street Subway station and convenient to the 53rd street elevated station and the Eighth and Seventh avenue and Broadway surface lines.

Five apartments on a floor, in suites of four, five and six rooms. Porcelain tubs, sinks, basins and refrigerators. Parquet floors in parlors, dining rooms, libraries and private halls.

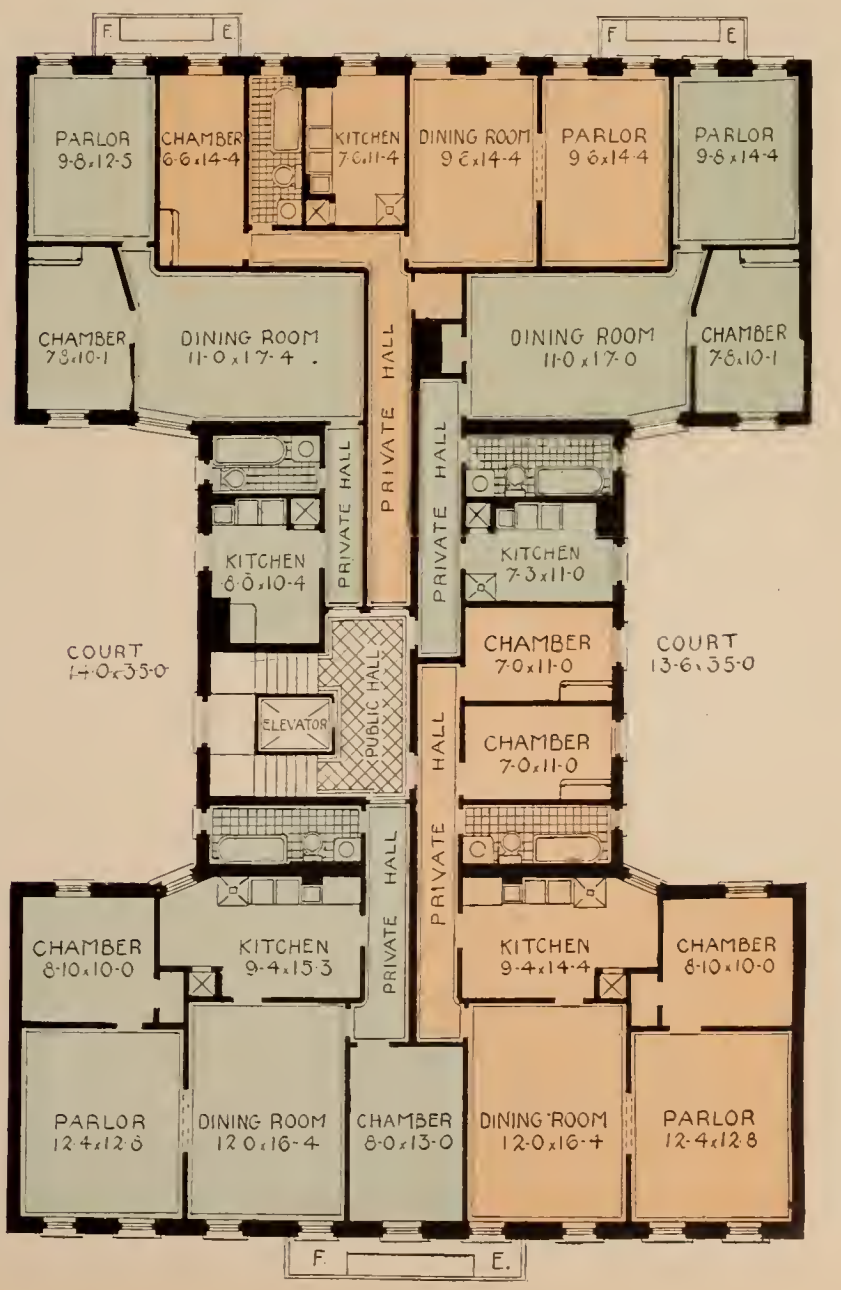
Long distance telephone, uniformed hall and elevator service, etc.

Dimensions: 60 feet by 90 feet, on lot 100 feet deep.

Rents, $600 to $900.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS



Built by
SAMUEL D. DAVIS
1907-8

BERNSTEIN & BERNSTEIN
Architects

GRAMERCY COURT

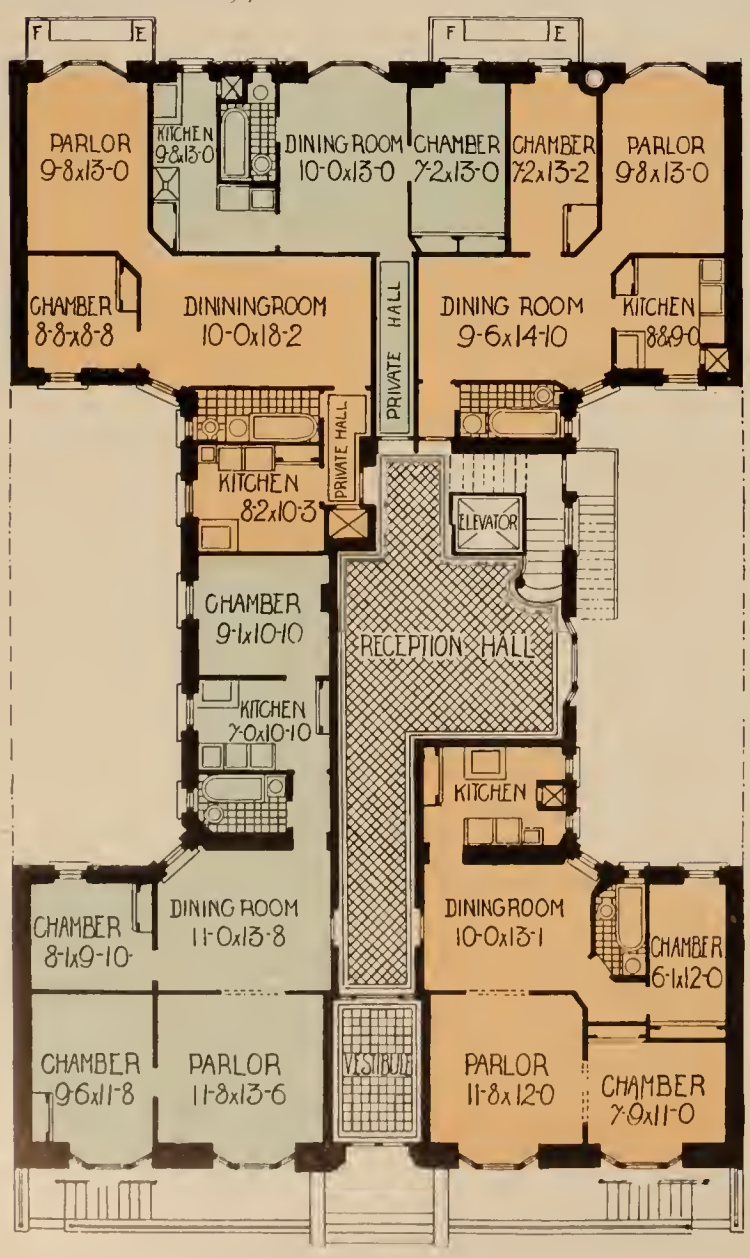
Nos. 152-156 EAST 22nd STREET

SITUATED in the neighborhood of Gramercy Park and in the heart of the business and shopping districts.

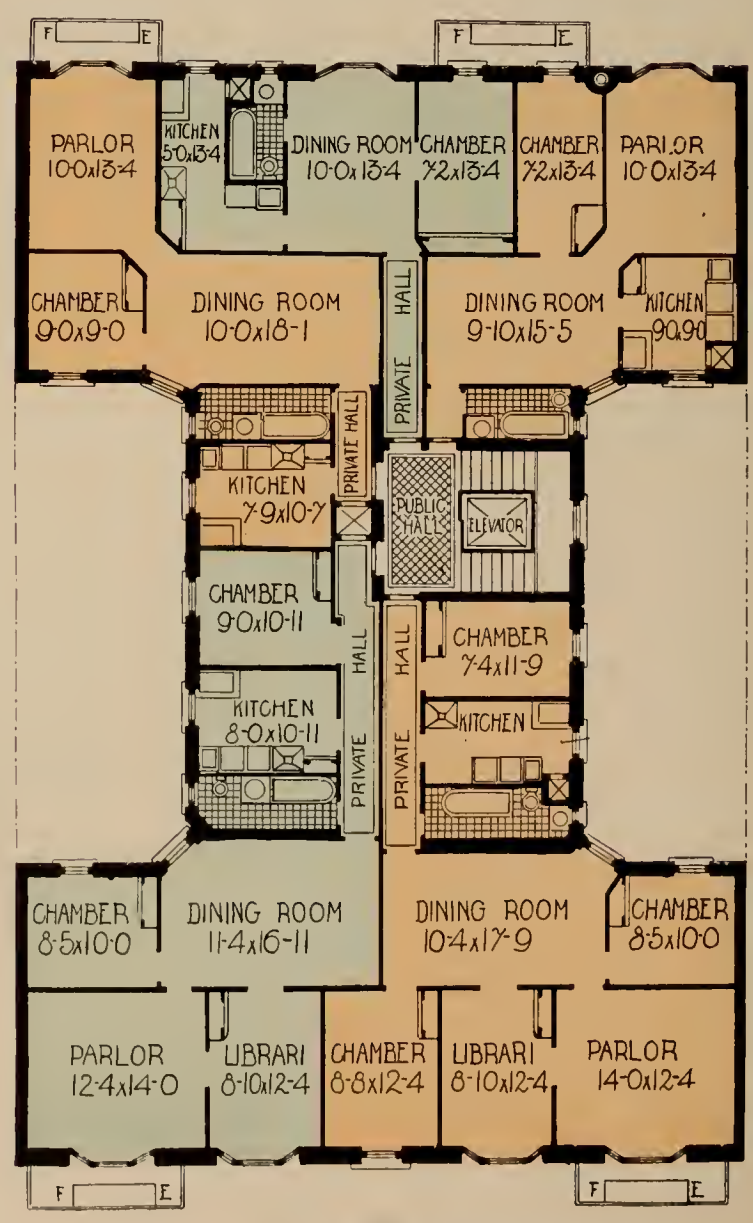
THE BUILDING has a frontage of 57 feet 8 inches by 85 feet 9 inches, on plot 98 feet 9 inches deep.

APARTMENTS are divided into suites of three, four, five, six and seven rooms. Parlors and libraries are in birch and dining rooms in oak. They contain all up-to-date innovations, such as long distance telephone, glass lined refrigerators, uniformed hall and elevator service, etc.

Rents from $380 to $860 per annum.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

THE BELLEHAVEN

515 WEST 124th STREET

LOCATED on the north side of 124th Street, between Broadway and Amsterdam Avenue; overlooking Grant's Tomb, near Columbia University, Riverside Drive and Claremont Heights. One block from the Broadway, Sixth and Seventh avenues, 125th street and Third avenue surface cars; three blocks from the Subway station at Manhattan street and near the Sixth and Ninth avenue elevated station.

Size: 53 feet by 88 feet 6 inches in depth, on lot 53 feet by 100 feet 11 inches in depth.



APARTMENTS—Five apartments on a floor, in suites of four, five, six and seven rooms. Trim throughout in hardwood, cabinet finish. Vestibule and reception hall wainscoted in Sienna marble and panels decorated in moire silk. The plumbing is especially good, having been done by day's work, under the owners' personal supervision.

Kitchens contain the latest and best improvements, including garbage closets, etc.

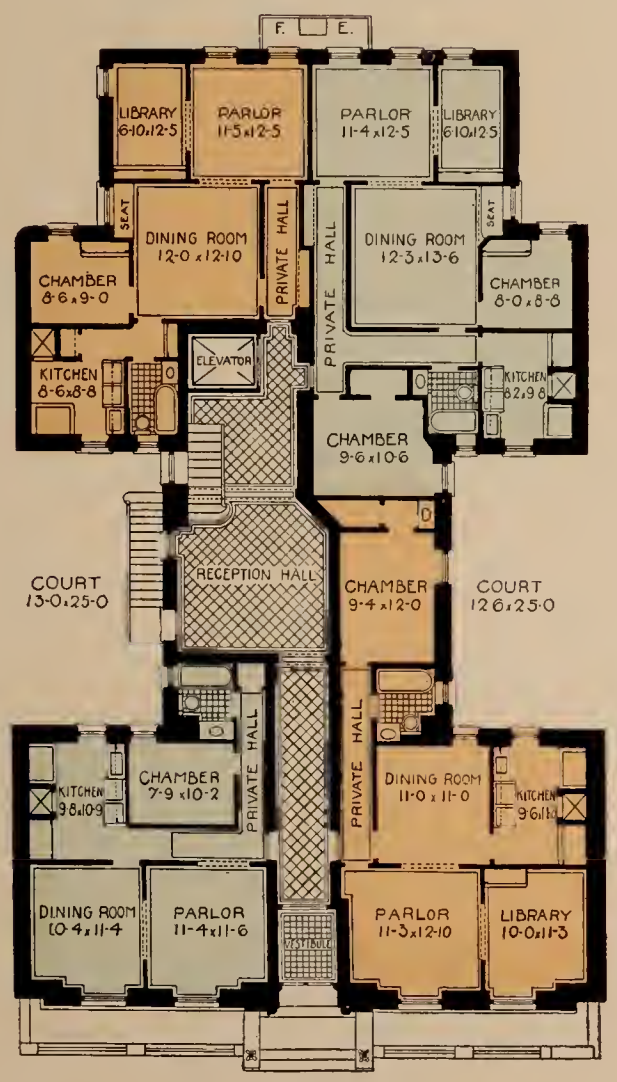
Uniformed hall service.

The elevator service is the most modern and absolutely noiseless.

Rents from $36 to $45.

Built by
O'BRIEN & CARARATTA
1906

GEO. KEISTER
Architect



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS



THE ALLENEL

310 WEST 93rd STREET

LOCATED on the south side of 93rd Street, between Riverside Drive and West End Avenue. Accessible by way of the Subway at 91st street and 96th street and Broadway, and the Broadway and Amsterdam avenue surface lines two and three blocks distant.

APARTMENTS: Three on a floor, in suites of six, seven and eight rooms each, also separate servants' toilet with wash basin.

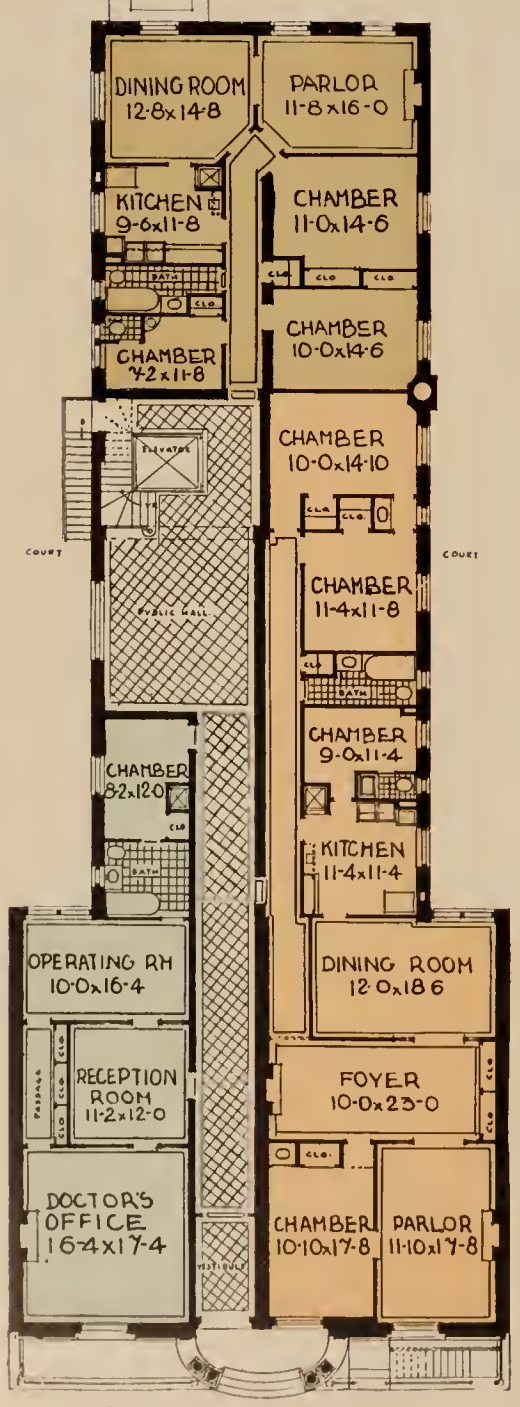
The interior finish and appointments are of the finest and latest patents.

Dimensions 50 feet front by 132 feet deep.

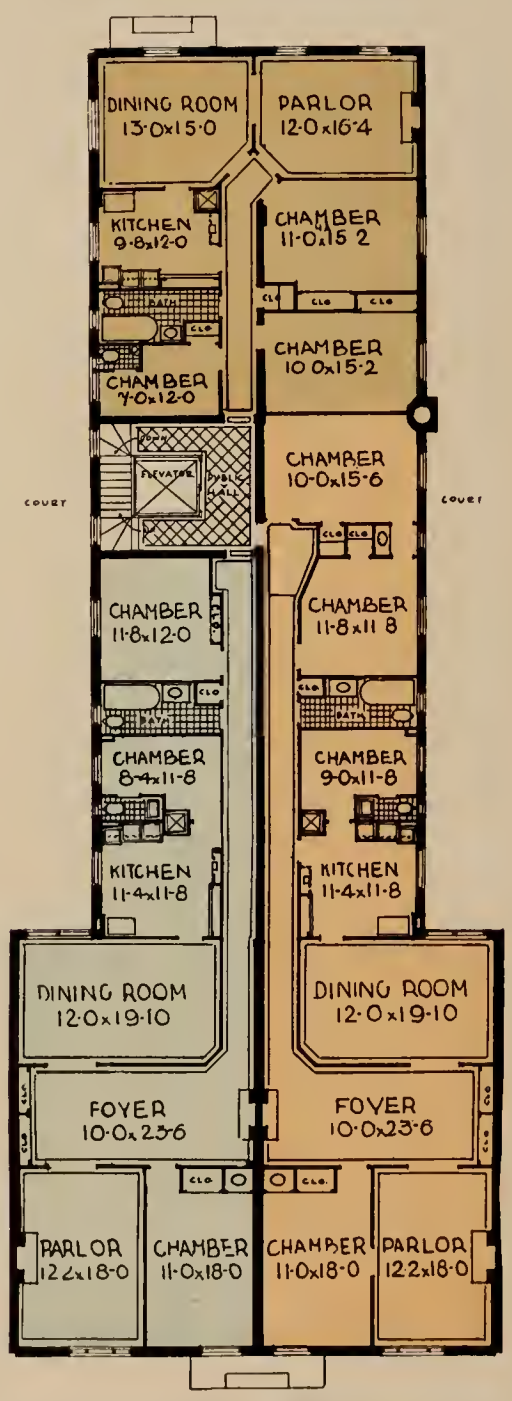
Rents from $1,000 to $1,700.

Built by
THE ALLENEL CONST. CO.
1908

WILLIAM L. ROUSE
Architect



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

THE NONPARIEL AND MONTVALE

83-89 ST. NICHOLAS PLACE

LOCATED on the west side of St. Nicholas Place, Washington Heights, and overlooking the Harlem River Valley.

Within one hundred feet of the Speedway entrance and a short distance from the 157th street Subway express station. The 155th street elevated station is within a block. Third and Amsterdam avenue surface lines, two blocks west.

BUILDING is six stories in height, 101 feet six inches front, 99 feet deep, on lot 112 feet.



Built by
GEORGE AND AUGUSTUS SCHUCH
1905

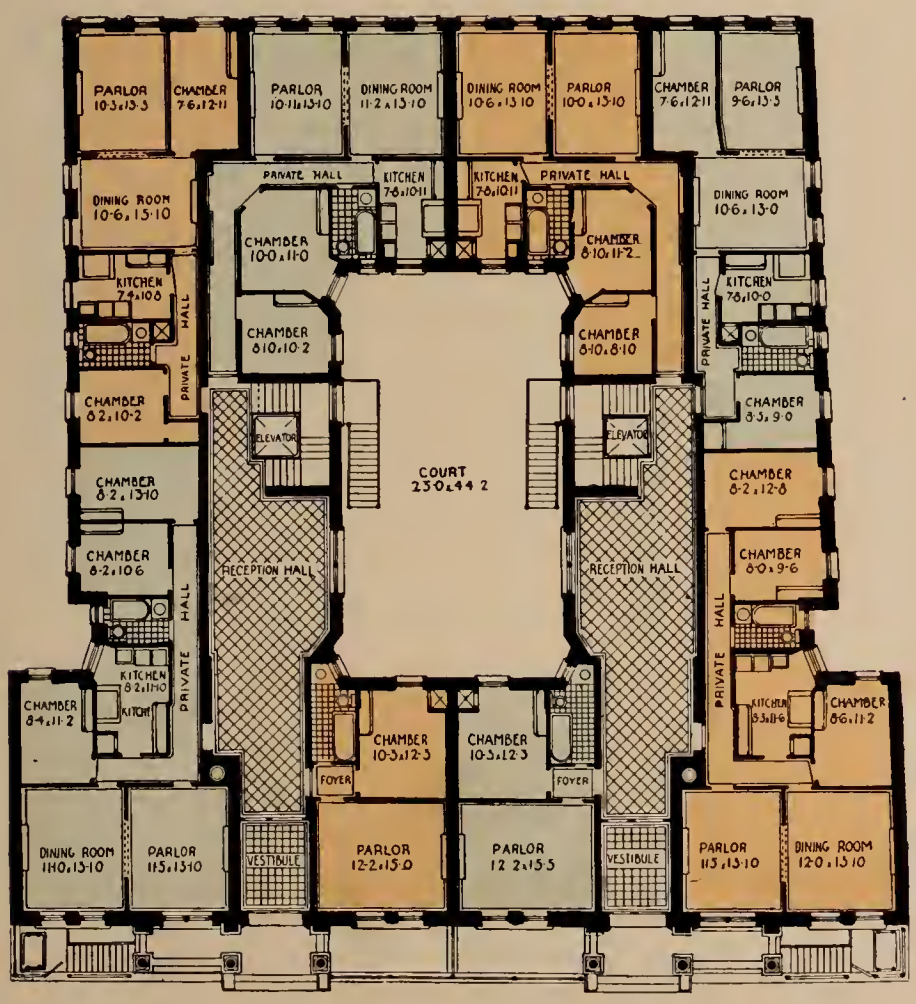
Architect
JOHN HAUSER

THE APARTMENTS are in suites of four, five, six and seven rooms. They can be made into suites of eleven rooms and two baths.

The trim throughout is of hardwood. Dining rooms have paneled walls with wainscoting and Dutch plate shelving. Kitchens contain glass lined refrigerators, porcelain washtubs, sinks, etc.

Long distance telephone in each apartment. Uniformed elevator and hall service. Storage rooms in basement.

Rents from $300 to $1,300.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

THE SAVOY

610-612 WEST 111th STREET

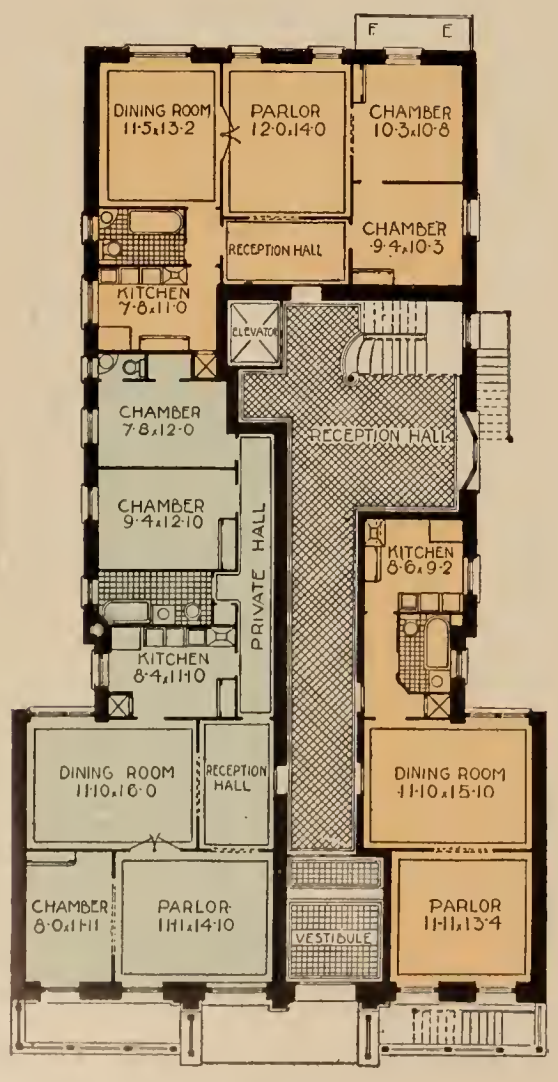


Built by
HARRY SCHIFF
1906

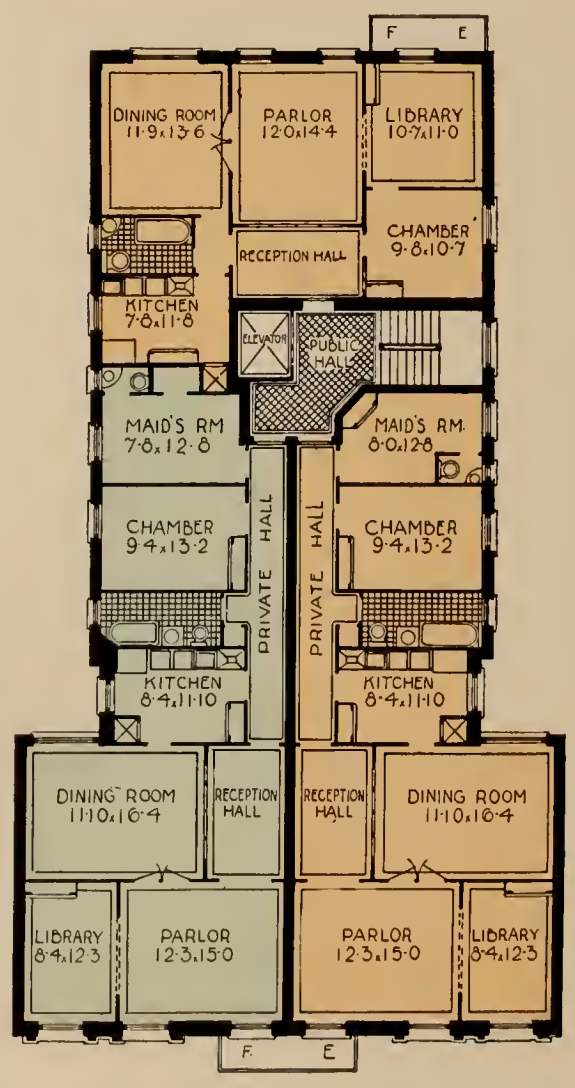
NEVILLE & BAGGE
Architects

LOCATED on the south side of 111th Street, and half a block from Riverside Drive, which at this point is considered most charming. In the neighborhood is the Cathedral of St. John the Divine, Columbia University and many other colleges and schools. Apartments are divided into suites of six and seven rooms. Parlors and libraries are in white enamel, dining rooms in oak. Parquet floors in main rooms. Numerous conveniences have been installed of the latest patent and best material.

Dimensions: 50 feet by 87 feet 6 inches : plot, 50 feet by 100 feet. Rents from $780 to $1,308.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

THE GRANT

518 WEST 122nd STREET

LOCATED on the south side of 122nd street, between Amsterdam avenue and Broadway. Two blocks from Riverside Drive and Morningside Park. Neighborhood is made up of apartment houses of the highest class, colleges, many historial sites and the Cathedral of St. John the Divine.

Convenient to Subway and all West Side surface lines.



Built by
J. AXELROD
1905

GEO. F. PELHAM
Architect

Two APARTMENTS on a floor, in suites of seven rooms.

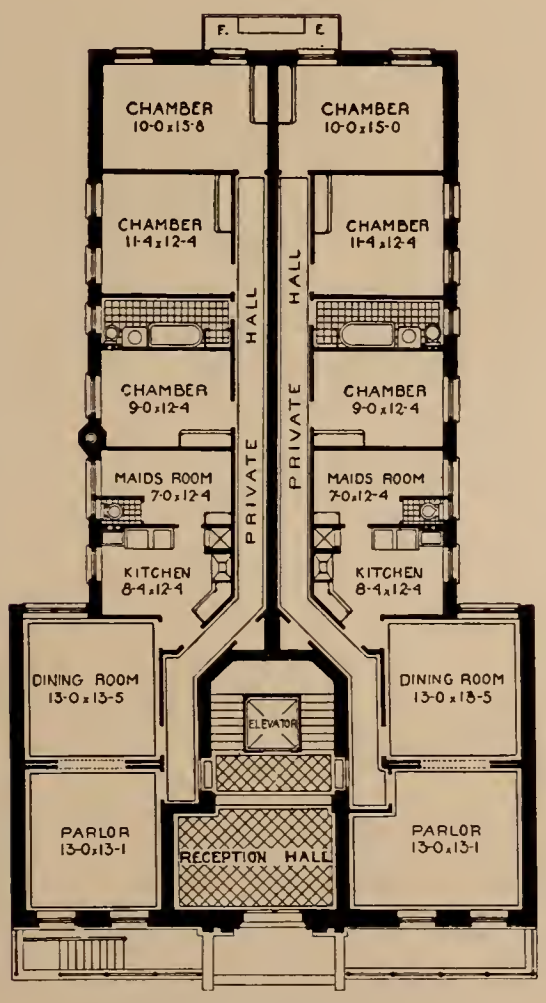
Parlors are finished in mahogany and dining rooms in quartered oak.

Kitchens have porcelain tubs and sinks, and glass lined refrigerators.

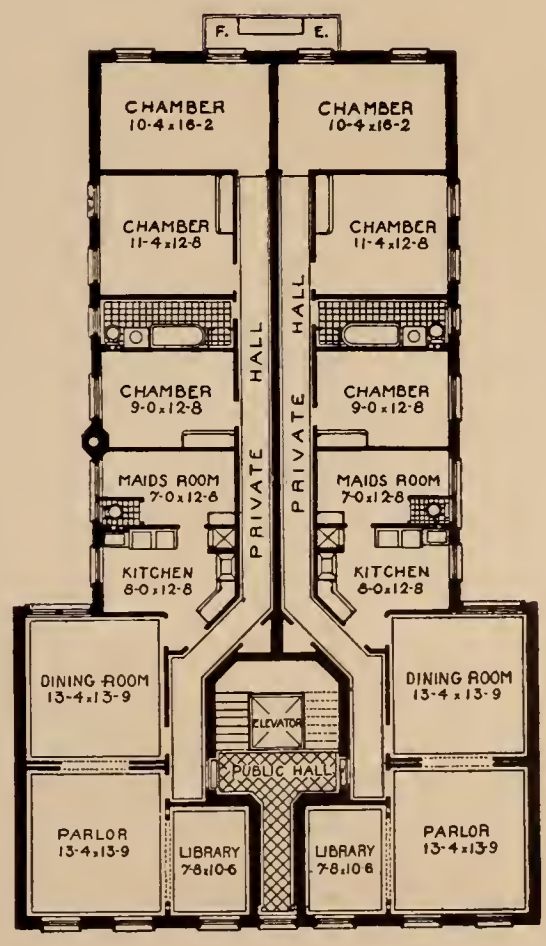
Bath rooms are wainscoted four feet high with No. 1 glazed tiling and are floored with three-quarter inch ceramic tile.

Dimensions: 50 feet by 90 feet.

Rents from $720 to $1,000.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

THE SARASOTA

512 WEST 122nd STREET

LOCATED on the south side of 122nd street, between Amsterdam avenue and Broadway. Two blocks from Riverside Drive and Morningside Park. Neighborhood is made up of apartment houses of the highest class, colleges, many historial sites and the Cathedral of St. John the Divine.

Convenient to Subway and all West Side surface lines.



Two APARTMENTS on a floor, in suites of seven rooms.

Parlors are finished in mahogany and dining rooms in quartered oak.

Kitchens have porcelain tubs and sinks, and glass lined refrigerators.

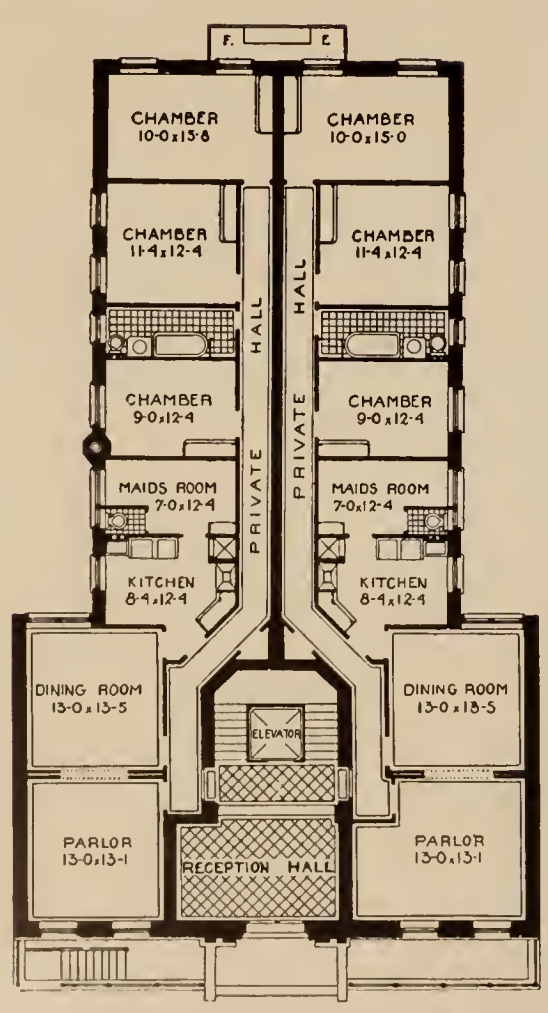
Bath rooms are wainscoted four feet high with No. 1 glazed tiling and are floored with three-quarter inch ceramic tile.

Dimensions: 50 feet by 90 feet.

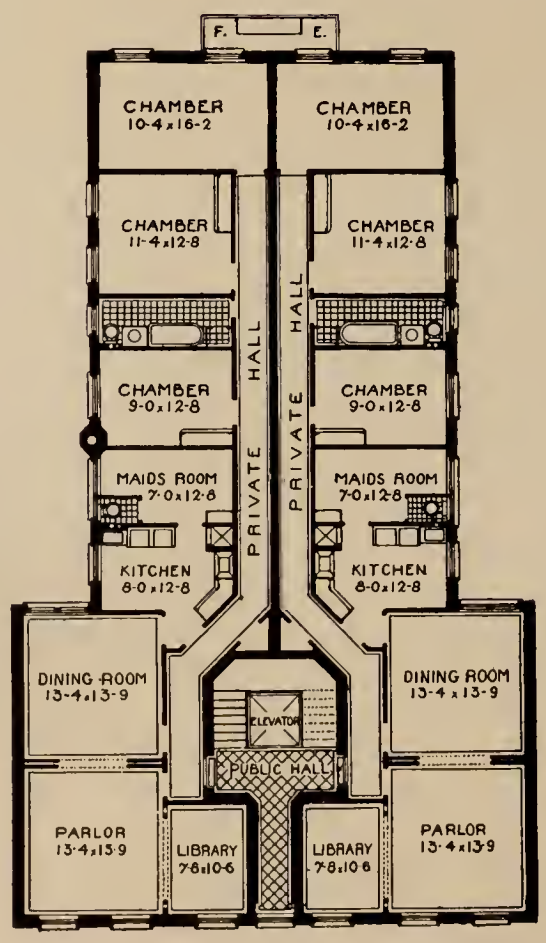
Rents from $720 to $1,000.

Built by
J. H. DAVIS
1905

GEO. F. PELHAM
Architect



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

THE SANDRINGHAM

CLAREMONT AVENUE
OPPOSITE 125th STREET

SITUATED high on Claremont Avenue, overlooking 125th Street on the front and the rear facing Riverside Drive and Grant's Tomb.

Within two blocks of Subway express station, the Broadway, Seventh avenue and 125th street crosstown surface cars.

BUILDING—The front is of white limestone, terra cotta and light buff brick.

Size, 50 feet by 87 feet, on plot 50 feet by 100 feet.



Built by CHARLES AND GEORGE HENSLE
1905

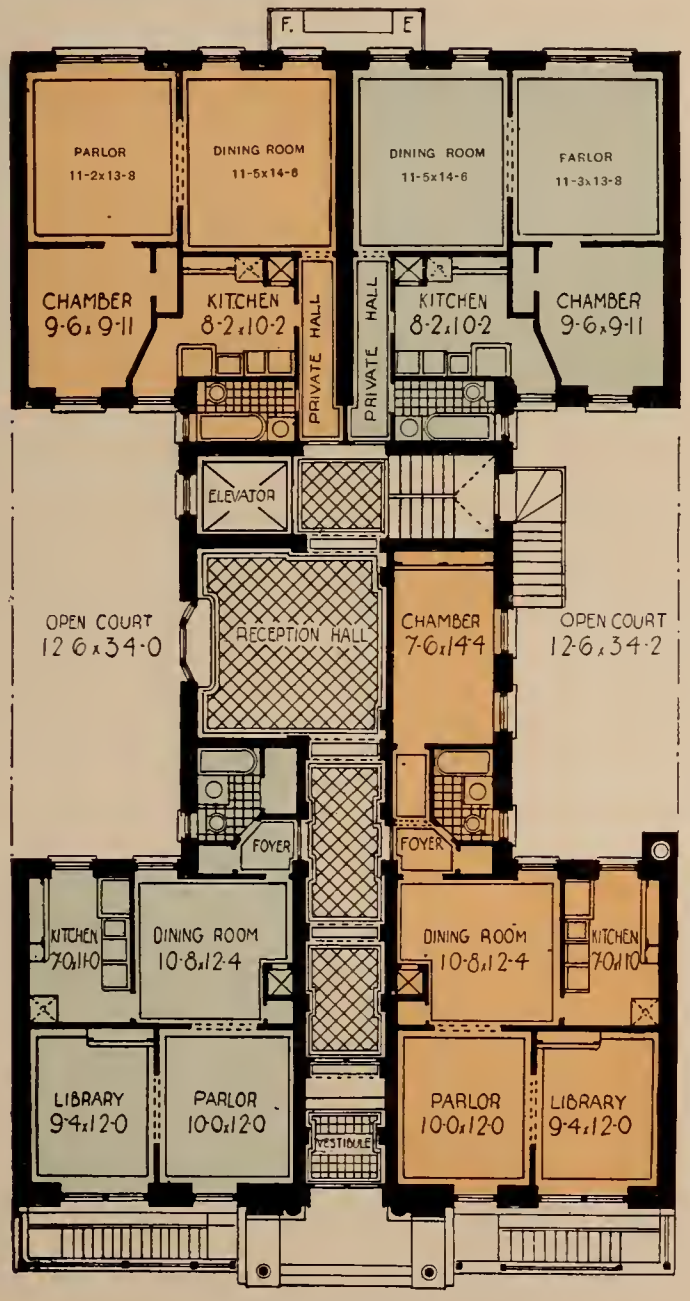
GLASSER & EBERT
Architects

APARTMENTS consist of two four-room and two six-room apartments on a floor. Parlors are in mahogany, dining rooms in oak, paneled wainscoting, chambers in white enamel with mahogany finished doors and kitchens in oak. Dining rooms and parlors have parquet floors.

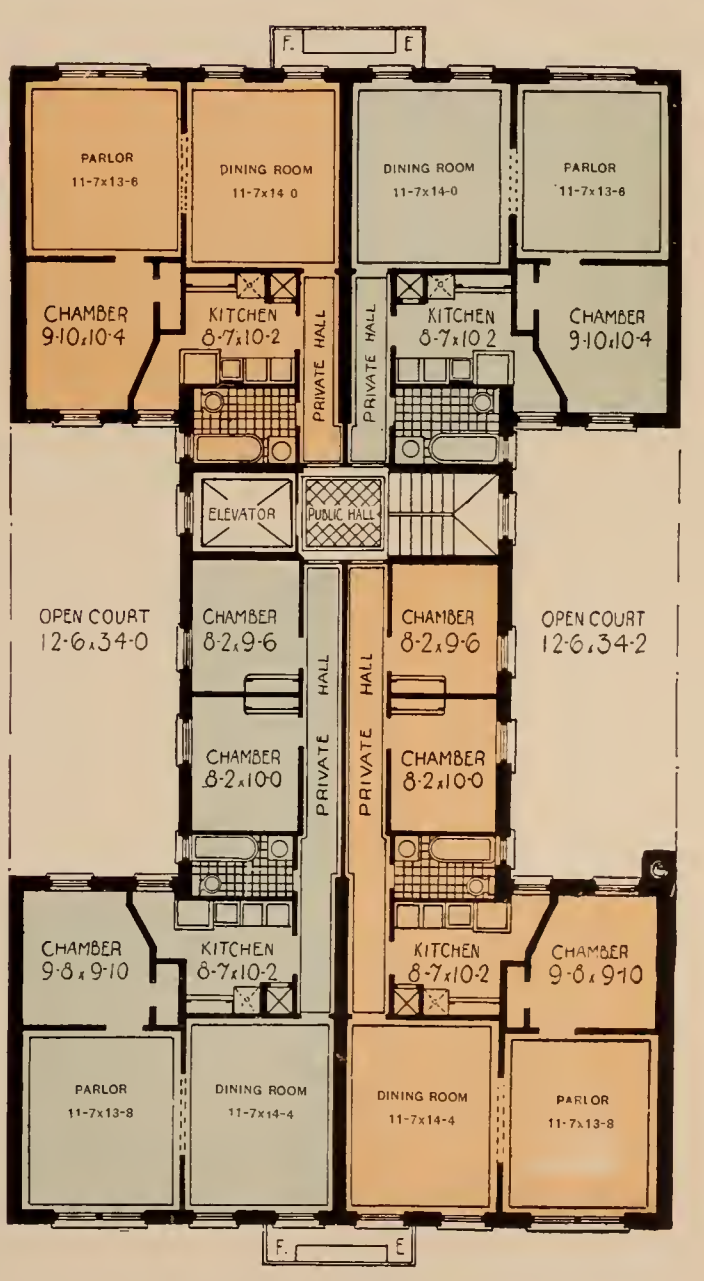
These apartments contain every convenience adapted to this class of elevator structures.

Uniformed hall and elevator service.

Rents from $480 to $660.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

THE STAMFORD AND THE ARLINGTON

502-504 AND 506-508 WEST 113th STREET



Built by
FERGUSON & MILLER
1905

GEO. F. PELHAM
Architect

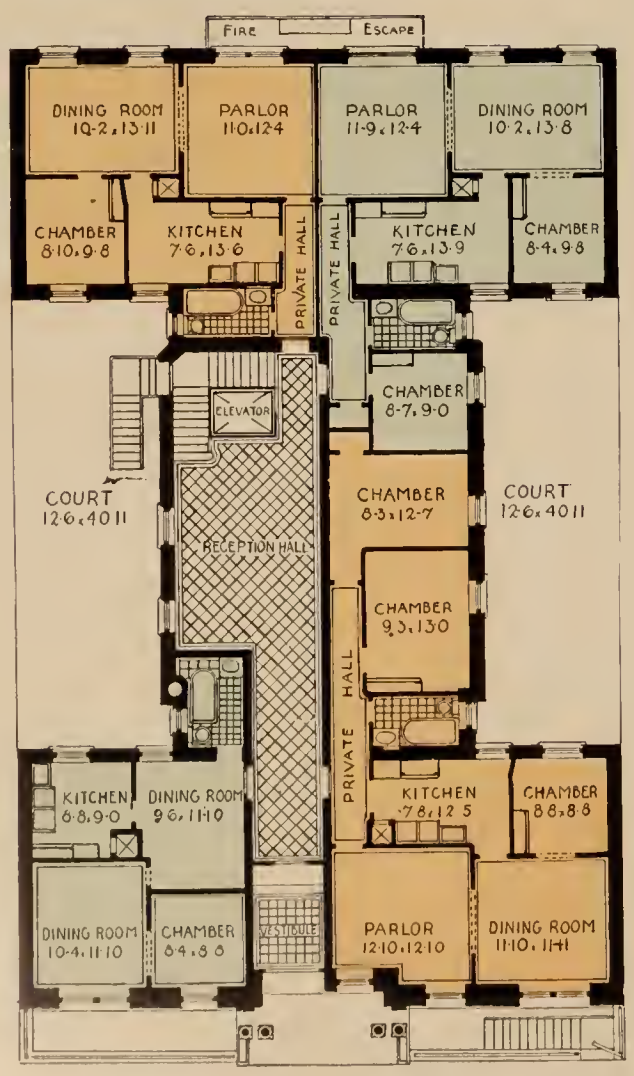
SITUATED on the south side of 113th Street, between Amsterdam Avenue and Broadway, in close proximity to the Hudson River, Riverside Drive, Central and Morningside Parks. Convenient to the Subway and all West Side car lines.

Building is six stories in height with frontage of 52 feet by 87 feet deep; lot, 100 feet deep.

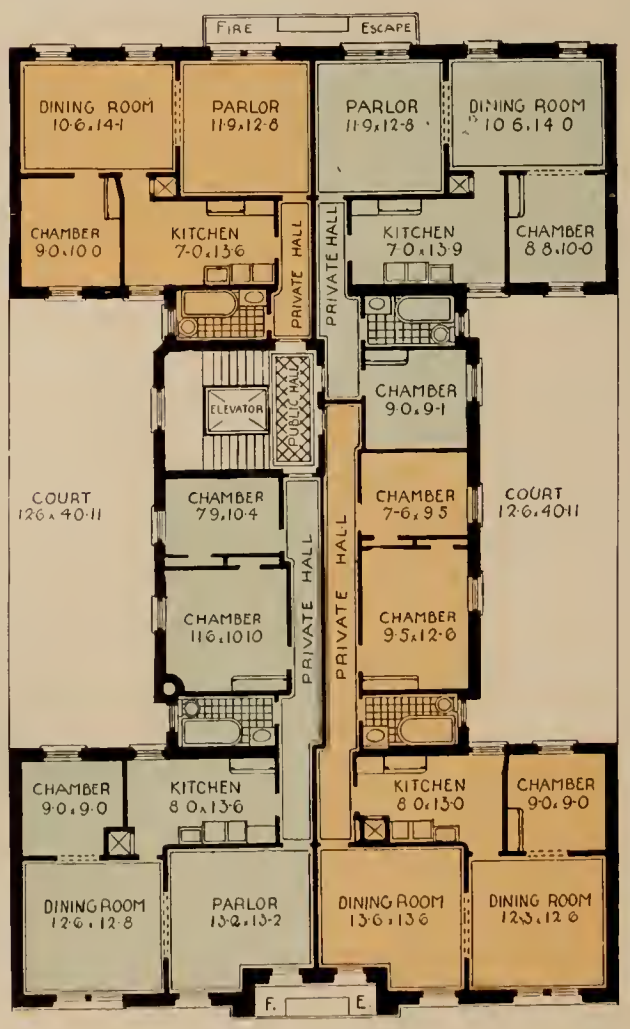
Indiana limestone is used on the first story and above Harvard brick and terra cotta.

APARTMENTS are four on a floor, in suites of four, five and six rooms. Porcelain tubs, sinks and basins, glass lined refrigerators, telephone in each apartment, gas and electric light fixtures, etc.

Rents from $480 to $720.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS



Built by
ROSENBERG & FEINBERG
1905

C. B. MEYERS
Architect

THE HYPERION

318-320 WEST 84th STREET

LOCATION—On the south side of 84th Street, between Riverside Drive and West End Avenue. The environments are delightful, being in one of the most fashionable neighborhoods of the West Side, and within a few hundred feet of the Columbia Yacht Club station at the foot of 86th street, where many world-known yachts ride at anchor.

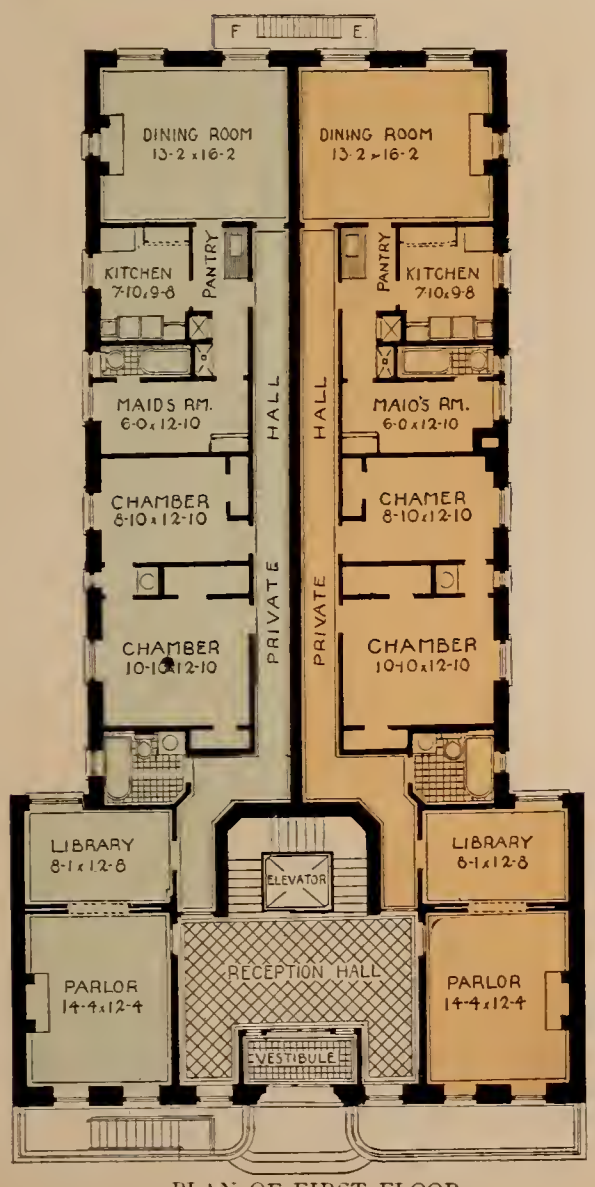
Accessible to the 86th street Subway station and the Broadway, Seventh, Amsterdam and Sixth avenue surface lines.

APARTMENTS are divided into suites of seven and eight rooms and two baths. Parlors and libraries are finished in mahogany, dining rooms in antique oak, all other rooms in white enamel. Parquet flooring in every room.

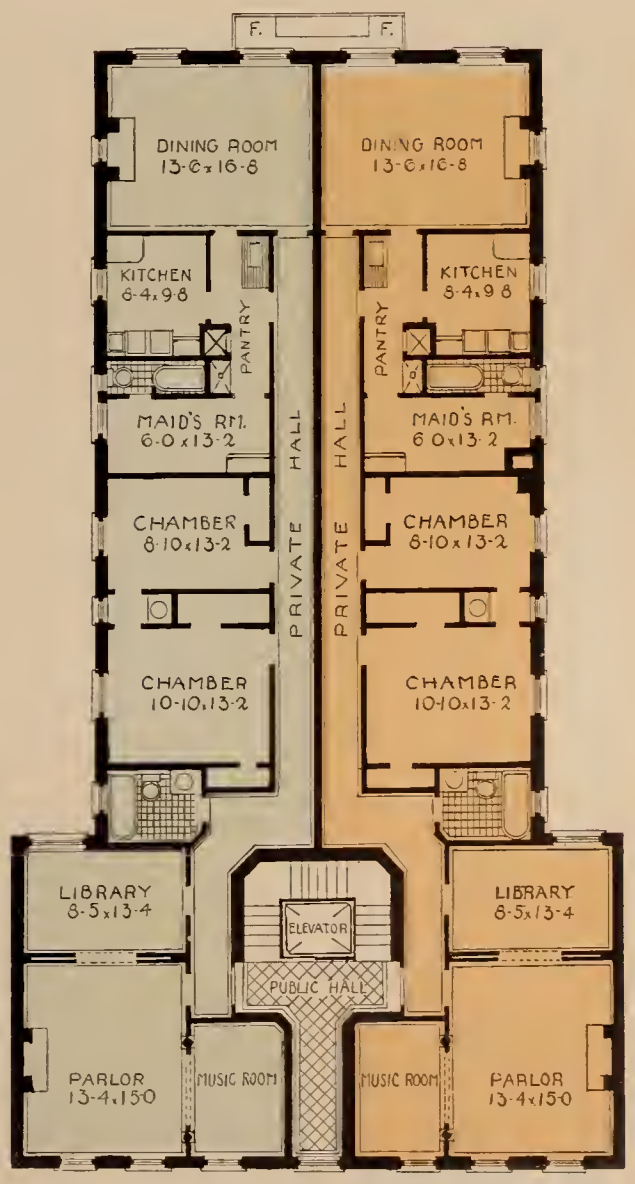
Equipped with the most modern improvements of select material.

Dimensions: 50 feet by 91 feet.

Rents from $1,200 to $1,500.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS



Built by
ROBERT M. SILVERMAN
1903

GEO. F. PELHAM
Architect

THE ROSEDALE

352-354 WEST 118th STREET
Between Manhattan and Morningside Avenues

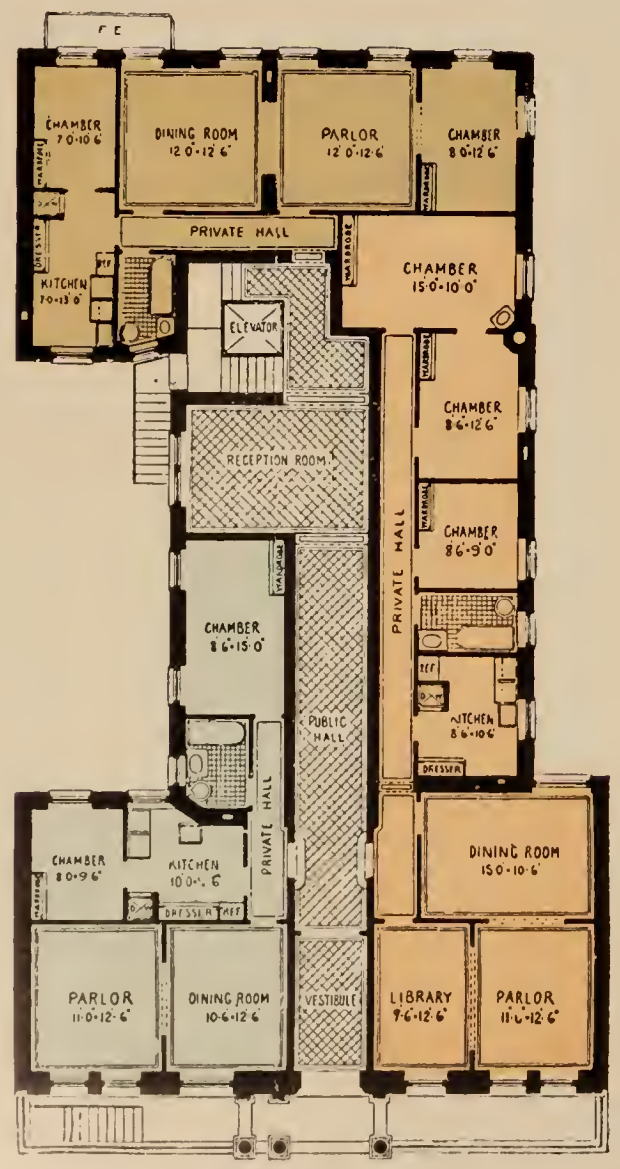
CONVENIENTLY located within one and two blocks of the Eighth, Lenox, Columbia and Lexington avenue and 116th street crosstown surface cars, and the Subway and Sixth and Ninth avenue elevated roads.

APARTMENTS: There are three apartments on a floor, in suites of five, seven, and eight rooms. The eight-room apartment has separate servants' toilet.

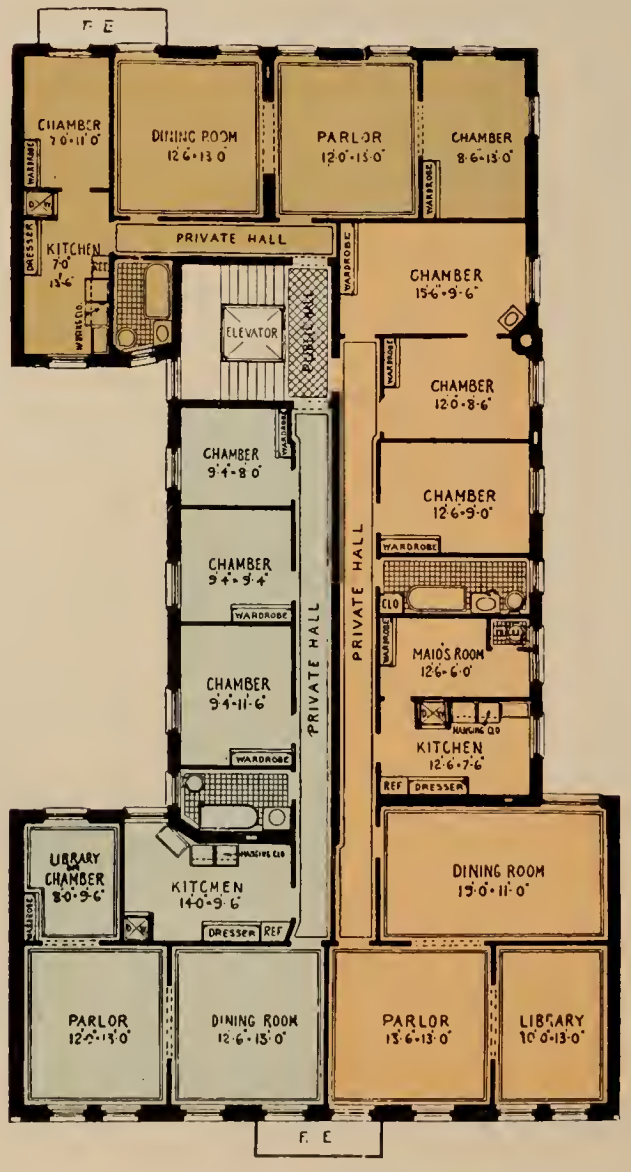
Features: Long distance telephone in each apartment, electric light, hot water supply, porcelain plumbing fixtures, walls and floors of bath rooms tiled, medicine cabinets, hardwood cabinet finish trim.

Dimensions: 50 feet by 100 feet.

Rents from $480 to $900.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

135-137 WEST 123rd STREET



Built by M. L. WALKER 1904

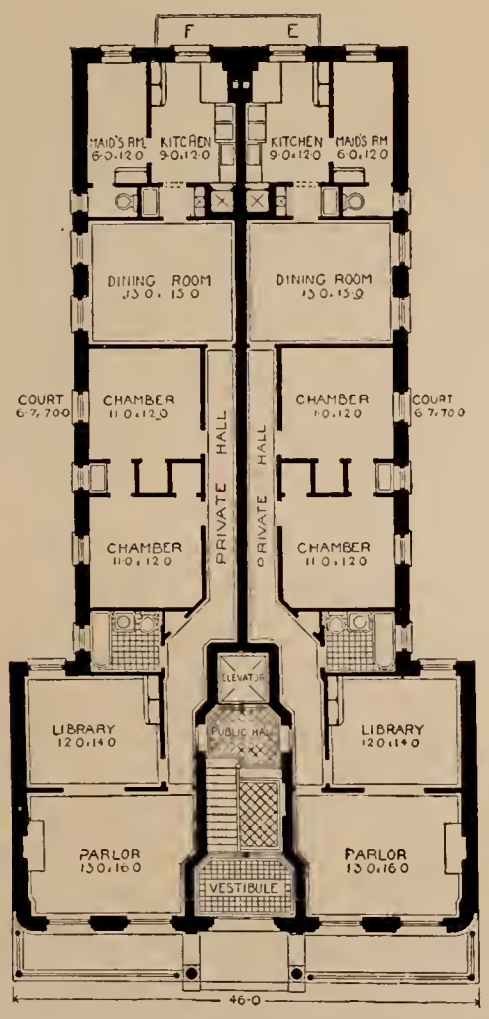
W. C. DICKERSON Architect

LOCATED on the north side of 123rd Street, between Seventh and Lenox Avenues, a neighborhood restricted to high class properties, and one of the oldest residential districts of Manhattan.

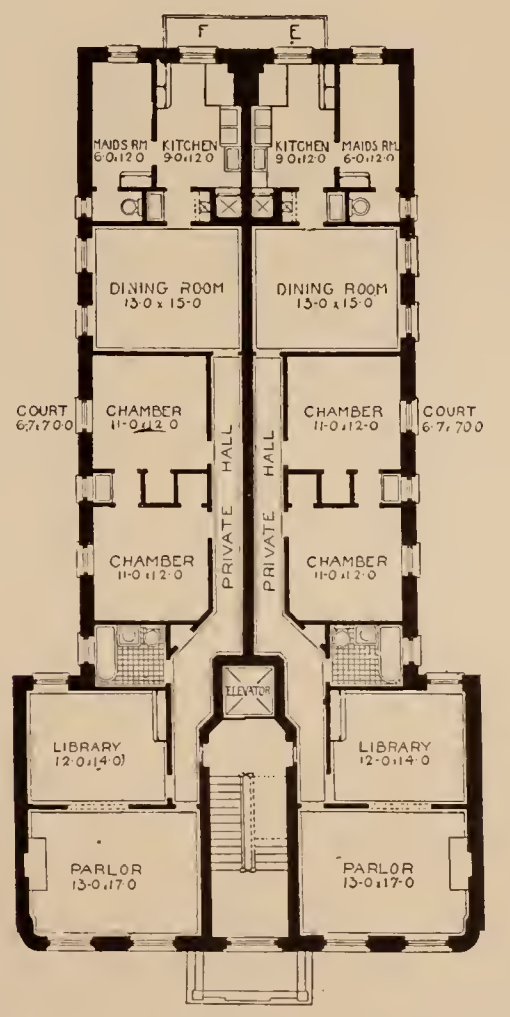
Two apartments on a floor; seven rooms to an apartment. They are equipped with the most modern improvements.

Dimensions: 46 feet front by 100 feet deep.

Rents from $720 to $900.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS



Built by
THE EMERSON REALTY CO.
EDGAR LEVY, Pres.

MOORE & LANDSIEDEL
Architects

1906

RIVERVIEW COURT

629 WEST 136th STREET

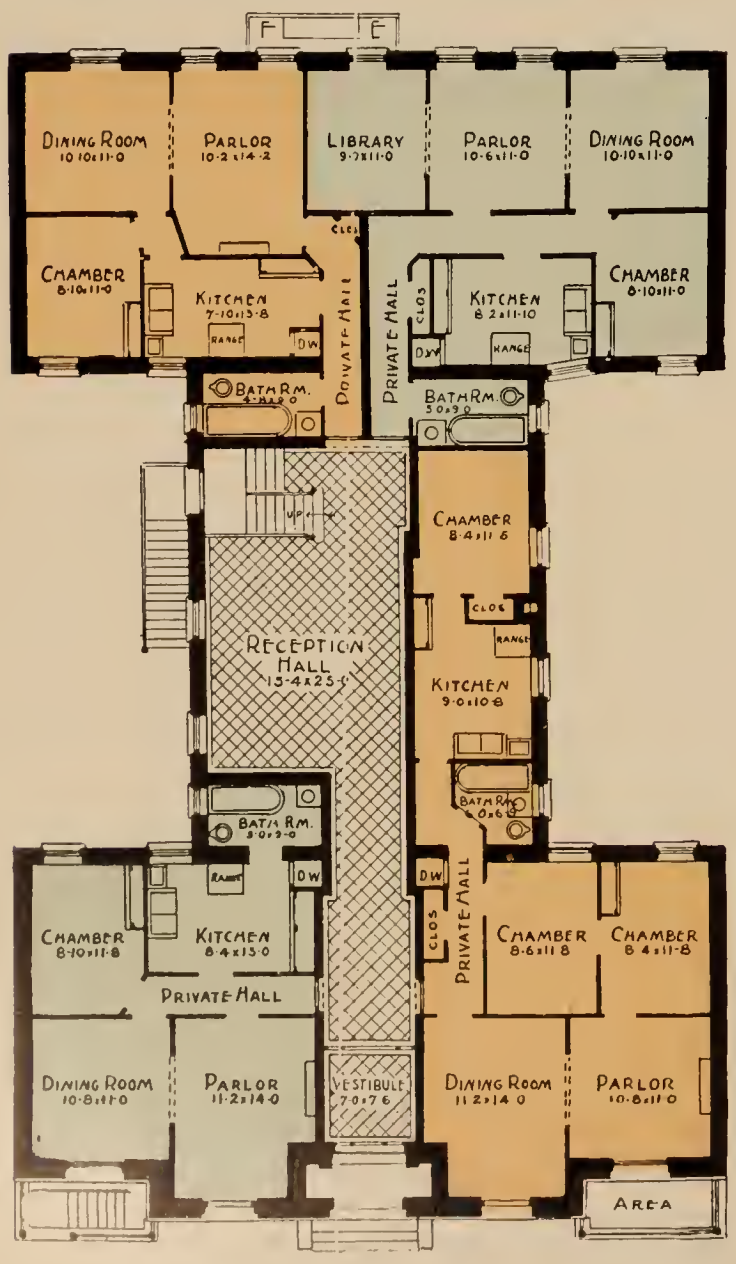
SITUATED on the north side of 136th Street, between Riverside Drive and Broadway, one block from the 137th street Subway express station, and two from the Amsterdam avenue surface car lines.

Affords a view of the beautiful Riverside Drive and Hudson River.

Four apartments on a floor, in suites of four, five, six and seven rooms. They are equipped and finished in a most modern manner—steam heat, long distance telephone, electric and gas light, porcelain lined refrigerators, tiled bath rooms.

Dimensions: 54 feet by 99 feet 11 inches.

Rents from $360 to $672.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

THE GLENWOOD AND ALTOONA

615-619 WEST 135th STREET



Built by
THE JOHN V. SIGNELL CO.
1905

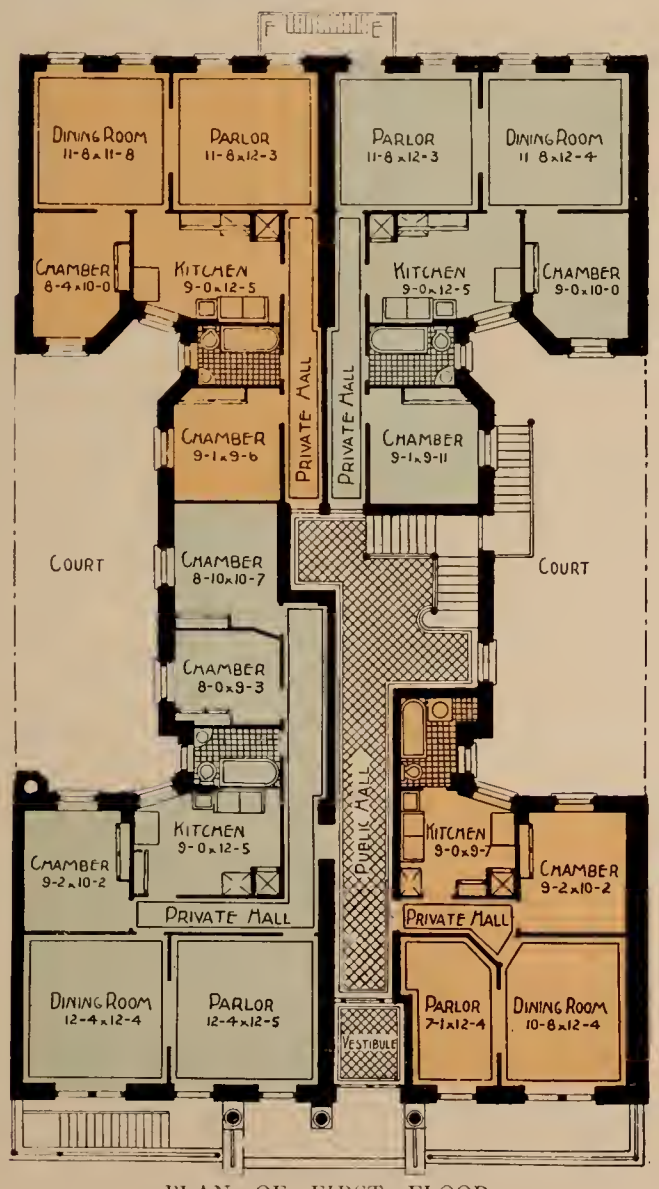
NEVILLE & BAGGE
Architects

LOCATION—Overlooking the Hudson River and one of the most picturesque parts of Riverside Drive. The Subway station, two blocks distant, renders quick and easy access to all parts of the city. The Amsterdam avenue surface lines, two blocks away, transfer in all directions.

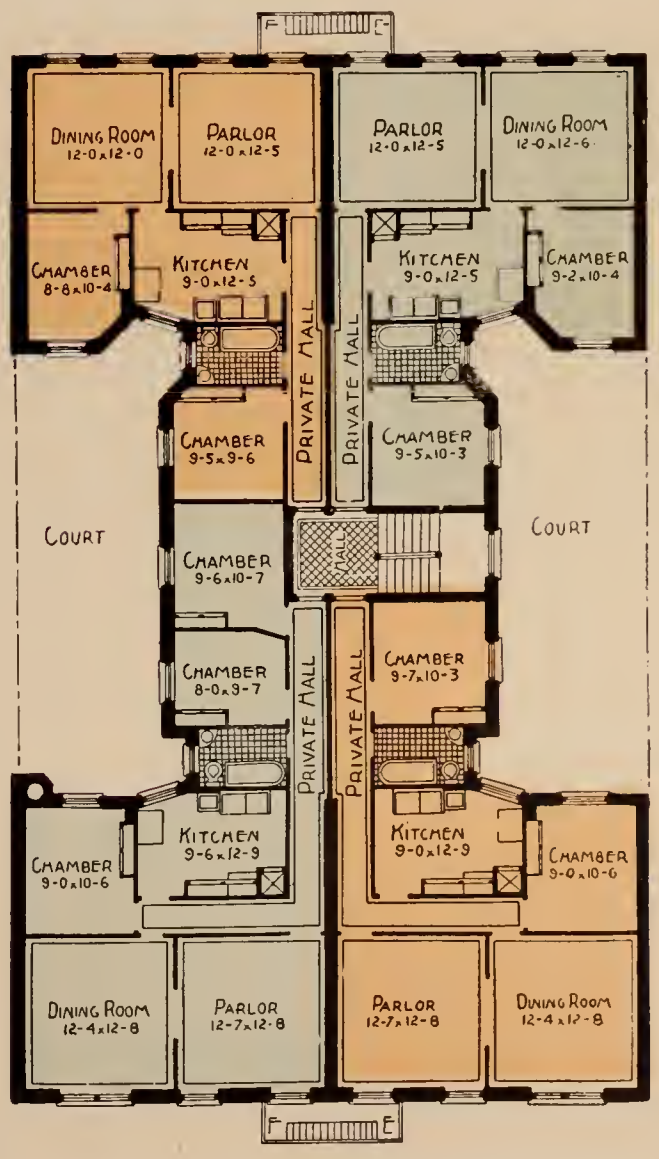
Four apartments on a floor, in suites of four, five and six rooms. A few of the most modern conveniences installed are: Carved mirror mantels with open fireplaces and gas logs in parlors; double soundproof floors, finely finished; combination gas and electric light fixtures; long distance telephone; porcelain plumbing fixtures; liveried hall service, etc.

Dimensions: 52 feet 6 inches front by 100 feet deep.

Rents from $420 to $660.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

ARNOLD AND FULTON HALLS

320-324 WEST 96th STREET



Built by
THE ARNOLD REALTY CO.
1907-8

LORENZ WEIHER
Architect

LOCATION—On the south side of 96th Street, between West End Avenue and Riverside Drive; one block from the 96th street station of the Subway and the Broadway surface lines and two from the Amsterdam avenue car lines.

APARTMENTS are arranged three on a floor, of three, four, five and six rooms.

They are finished and equipped in an up-to-date manner and contain a long distance telephone in each apartment, double soundproof polished floors, gas and electric light, steam heat, etc.

Dimensions: Each building has a frontage of 41 feet 8 inches by 87 feet 8 inches deep, on plot 100 feet 8 inches deep.

Rents from $360 to $780.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

WASHINGTON ARMS AND LAFAYETTE COURT

554-560 WEST 148th STREET



WASHINGTON ARMS

Built by
PECK & GOLDSTEIN

BEN. LEVITAN
Architect

SITE: On the south side of 148th Street, between Broadway and Amsterdam Avenue, surrounded by high class elevator apartment houses and private residences. Near the Subway and the Amsterdam avenue surface lines.

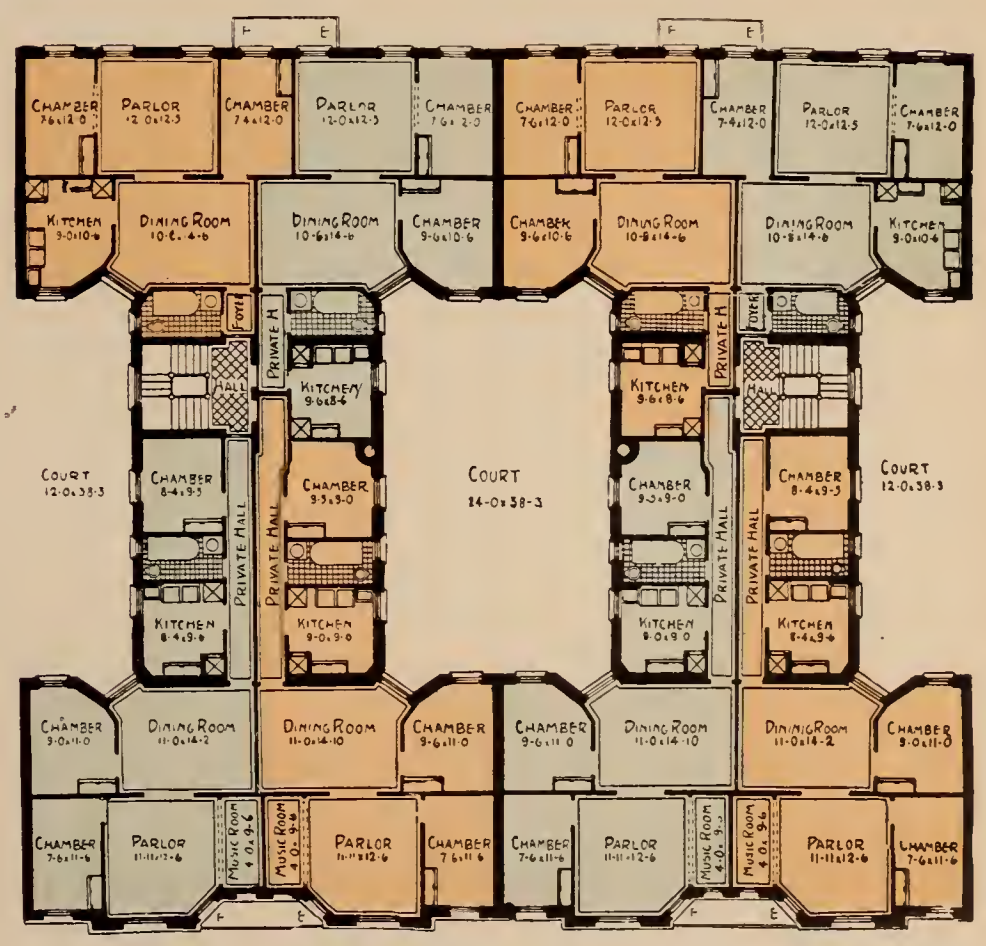
APARTMENTS are laid out four on a floor, of five and six rooms each. The front six-room apartments have an extra alcove or music room. The trim is of hardwood throughout, with paneled doors. They are fitted up with many up-to-date conveniences such as found in elevator apartments.

Dimensions: Each building has a frontage of 50 feet by 87 feet 11 inches deep, on plot 99 feet 11 inches deep.

Rents from $480 to $576.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

THE PRESCOTT AND THE BANCROFT

420 AND 424 WEST 146th STREET



Built by
NEWMARK & JACOBS

JOHN HAUSER
Architect

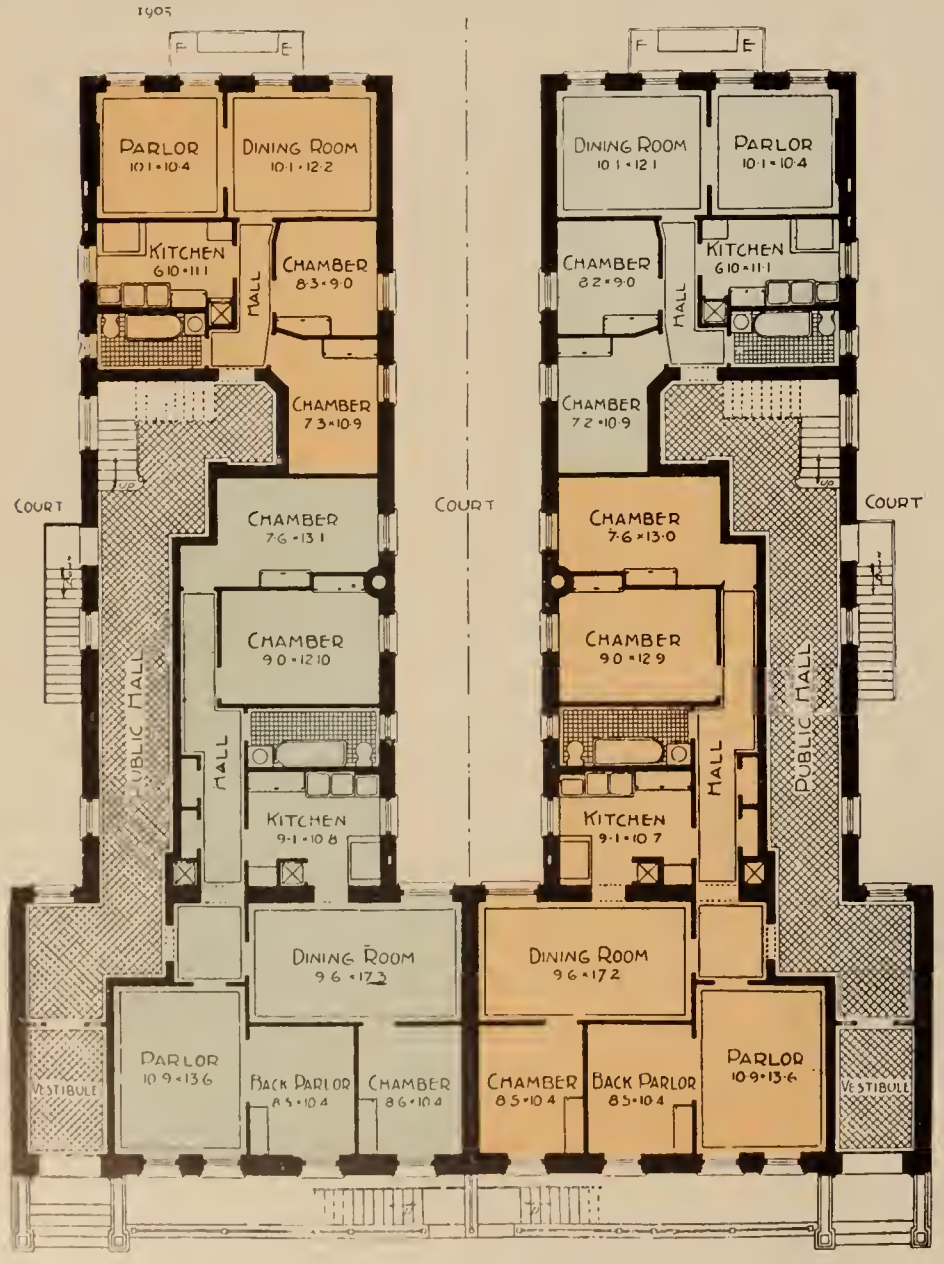
SITE—On the south side of 146th Street, between Convent and St. Nicholas Avenues, in a neighborhood devoted mainly to private residences, and convenient to several West Side car lines as well as the Subway station at Broadway and 145th street.

APARTMENTS: There are three suites on a floor, consisting of five and six rooms each.

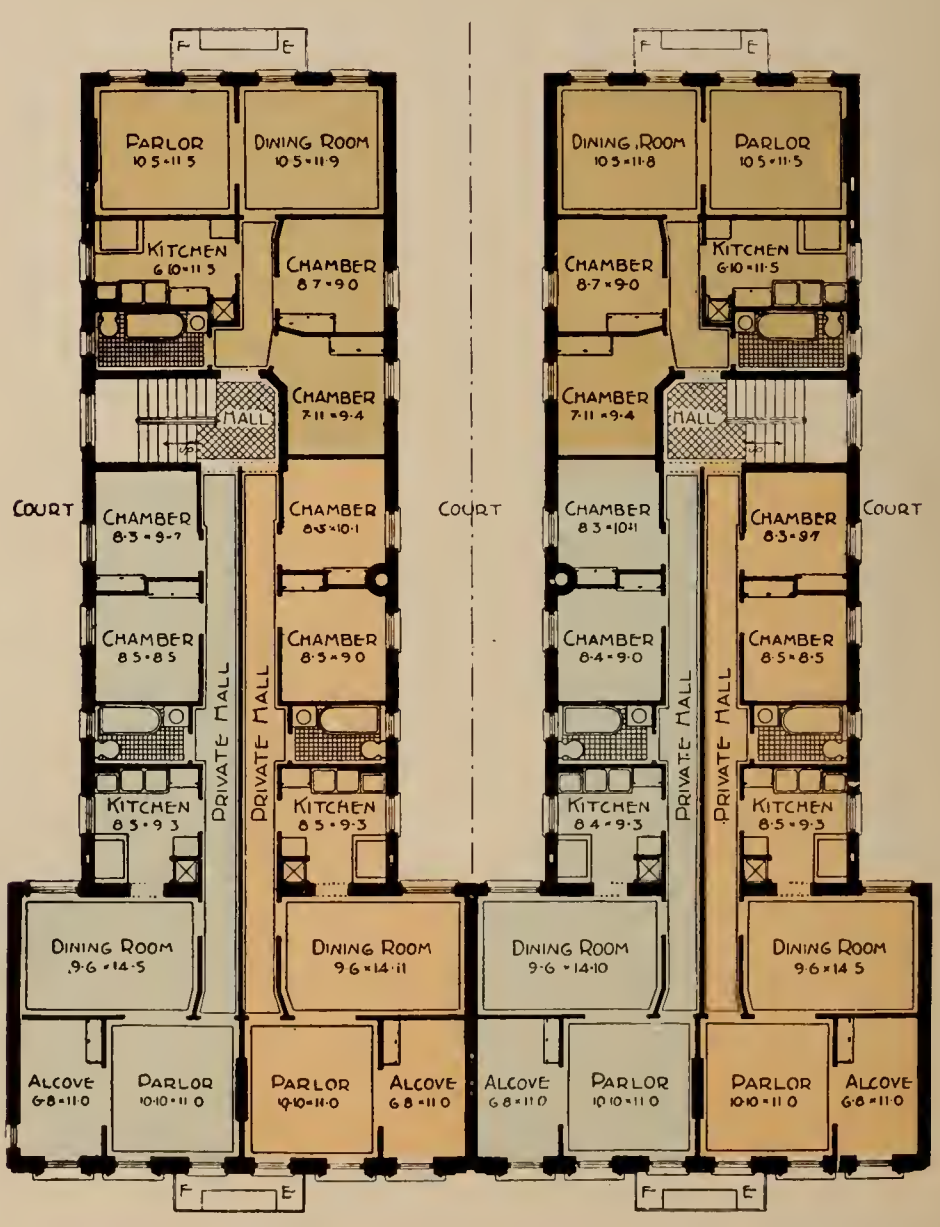
Conveniences: All floors are double noiseless with parquet finish; tiled baths, medicine cabinets, porcelain plumbing fixtures, steam heat, long distance telephone, etc.

Dimensions: Each building has a frontage of 37 feet by 87 feet deep, on lots 100 feet deep.

Rents from $420 to $576.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

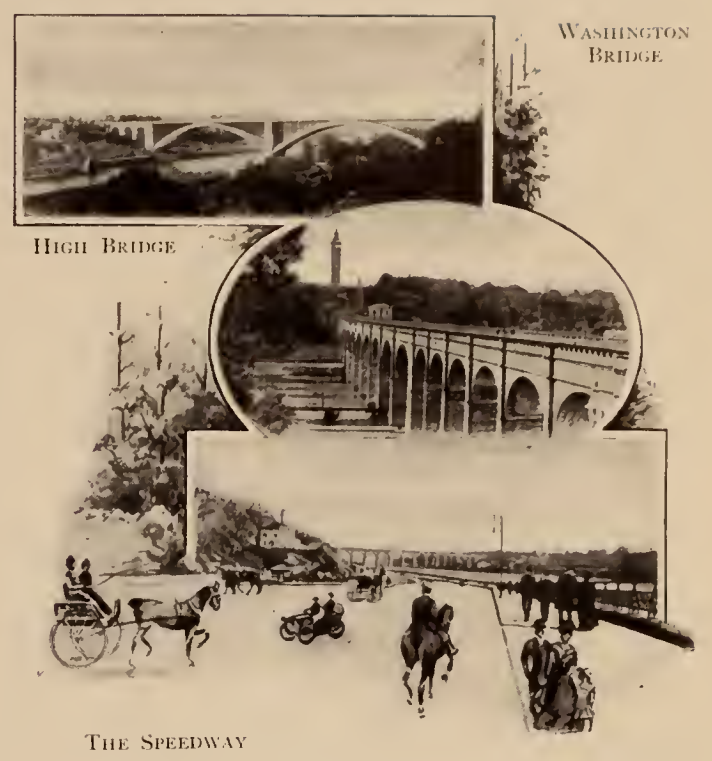
THE INVERMARK

NORTHEAST CORNER 182nd STREET AND AUDUBON AVENUE



Built by
DeWALTOFF & MARCUSON
1905

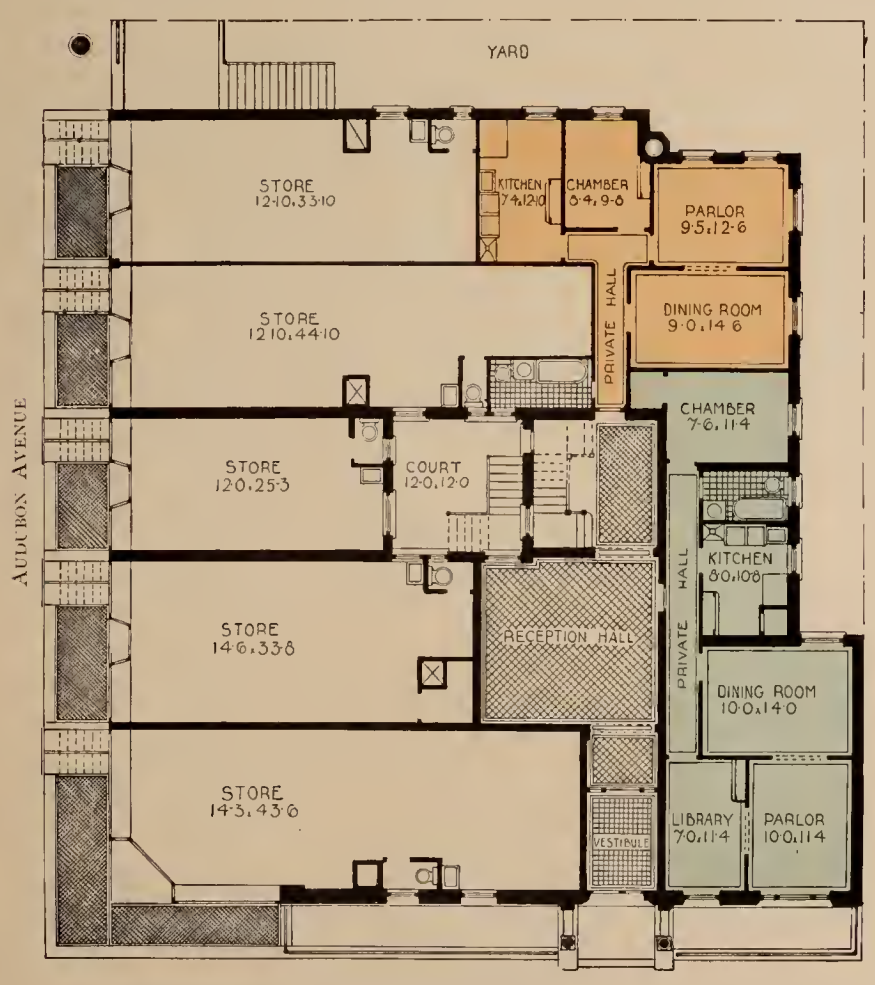
STERN & MORRIS
Architects



THE location has much to commend it to those who delight in natural surroundings. In the neighborhood is Washington Bridge and High Bridge, while the great Speedway begins at this point.

APARTMENTS are in suites of four, five and six rooms, five apartments on a floor. Features: Porcelain tubs, basins and sinks, glass lined refrigerators, telephone, garbage closets, electric and gas light, shower baths, etc.

Dimensions: 70 feet by 71 feet 9 inches on plot 79 feet 9 inches deep. Rents from $300 to $540.



182ND STREET
PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS



Built by
PAUL EUELL
1905

GEORGE EBERT
Architect

THE MAYBELL

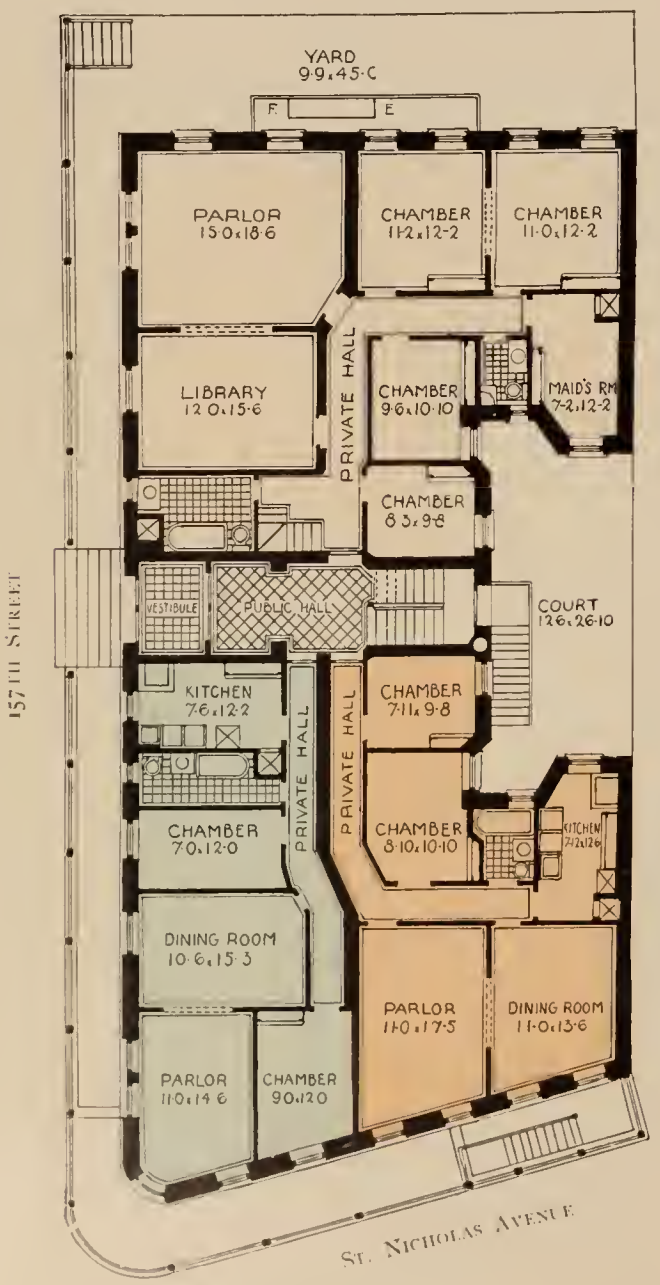
NORTHWEST CORNER ST. NICHOLAS AVENUE AND
157th STREET

SITUATED on that elevation of land known as Washington Heights, overlooking the Harlem River Valley and Colonial Park, which is but one block distant, and three blocks from Riverside Drive. Two blocks from the Subway and one from the Amsterdam avenue surface cars.

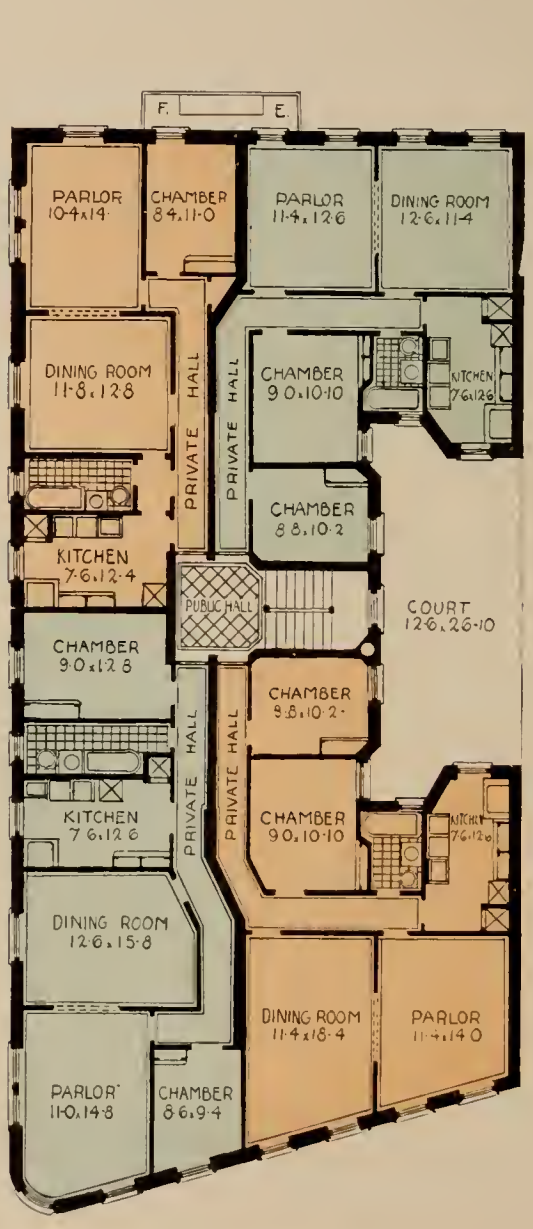
There are four apartments, in suites of four, five and seven rooms. Parlors are in mahogany, dining rooms in antique oak, other rooms in natural oak. Double floors, parquet finish, telephone, gas and electric light fixtures, exposed nickeled plumbing, porcelain tubs, basins and sinks, glass lined refrigerators, uniformed hall service.

Dimensions: 46 feet 8 inches by 93 feet 6 inches front, 45 feet by 81 feet 2 inches rear. Plot, 103 feet 3 inches deep.

Rents from $420 to $600.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

NORTHEAST CORNER THIRD AVENUE AND ST. PAULS PLACE



Built by
A. B. KIGHT
1907-8

A. B. KIGHT
Architect

SITUATED one block from beautiful Crotona Park, two blocks from the Wendover avenue elevated station of the Third avenue line, where one can transfer at 149th street for the Subway, and twenty-five minutes from City Hall. Surface cars pass the door, transferring one to any part of the Metropolis.

THE APARTMENTS consist of three and four rooms. Tiling, open plumbing, porcelain tubs and basins. The trim is of hardwood. Parlors are in mahogany, dining rooms in oak and chambers in hazel, Steam, hot water and gas ranges.

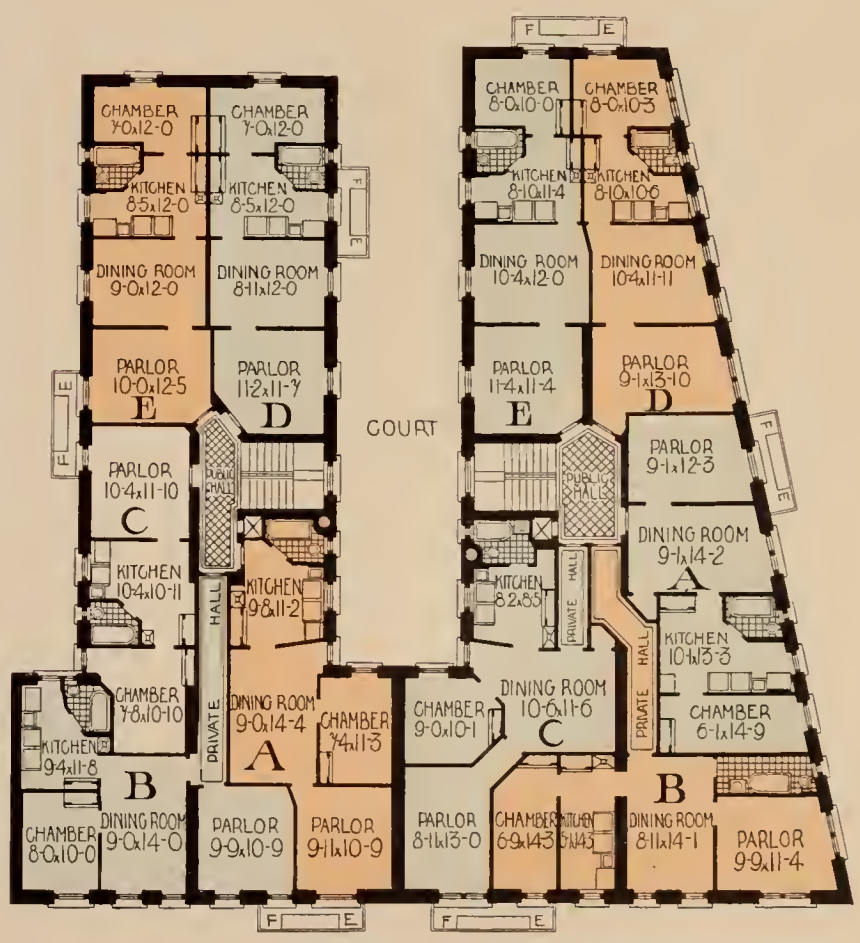
Dimensions: 87 feet 4 inches by 66 feet, plot 87 feet 4 inches by 61 feet.

Rents from $180 to $264.



THIRD AVENUE

PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

THE NAIRN AND THE BRODIE

125 AND 127 MANHATTAN STREET



Built by
GEORGE A. FISHER
1906

GEO. F. PELHAM
Architect

CENTRALLY located, on the northwest corner of Old Broadway, one hundred feet from the Subway station, and one block from the Amsterdam avenue surface lines. The 125th street crosstown cars pass the door. Apartments consist of five and six rooms. Trim throughout is of hardwood. Porcelain, tubs, sinks and basins, glass lined refrigerators, electric light, etc.

Dimensions: The Nairn is 50 feet front by 90 feet deep. The Brodie is 50 feet front by 87 feet deep, on lots 100 feet deep.

Rents from $420 to $588.

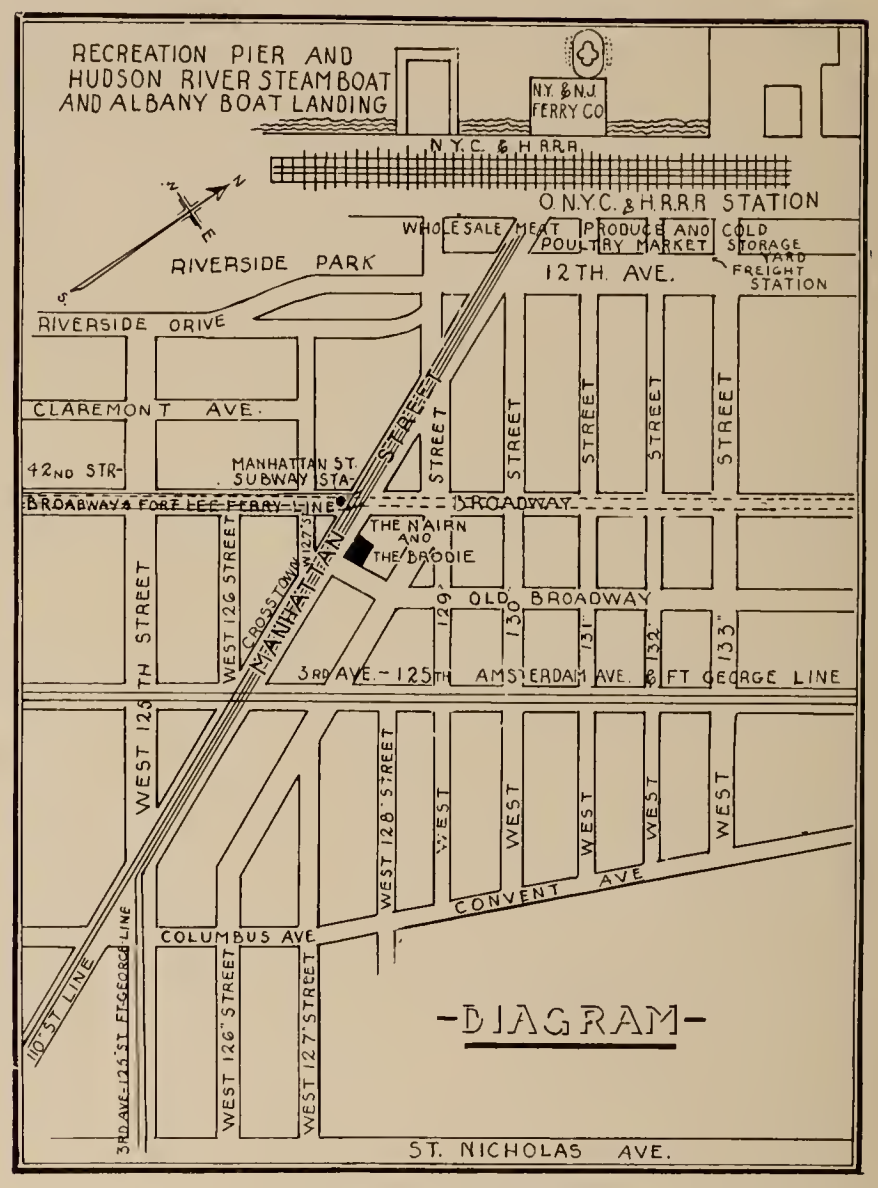
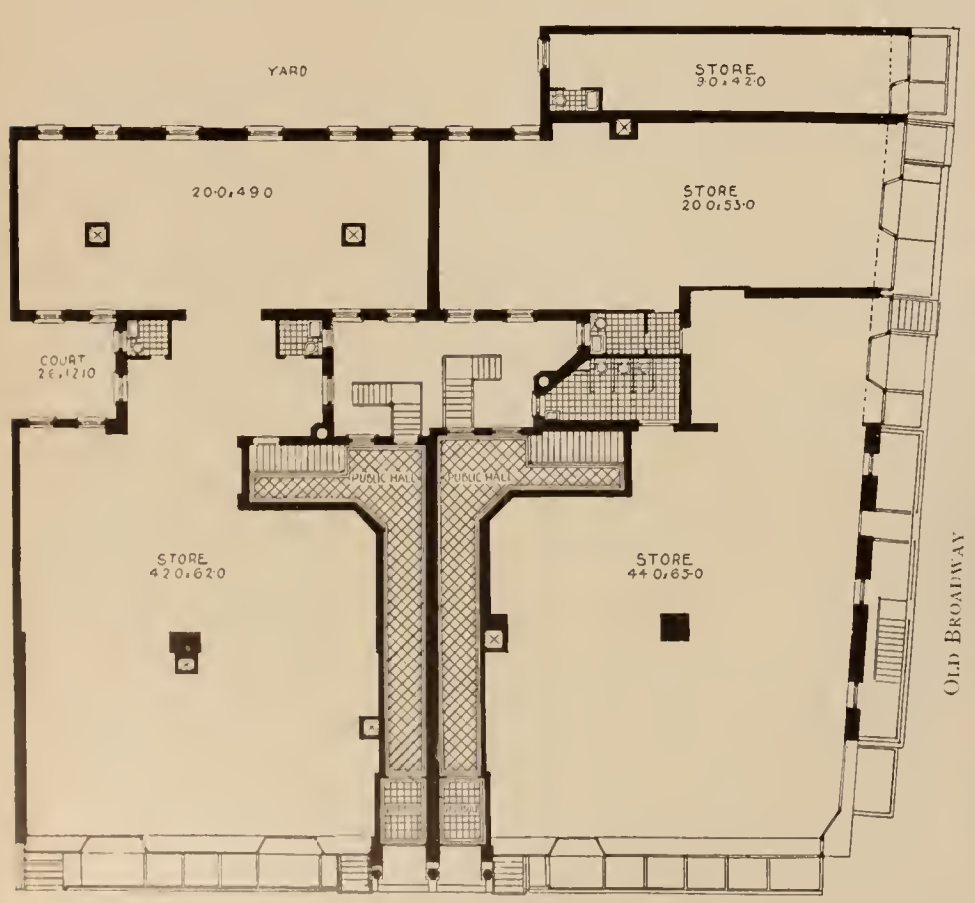
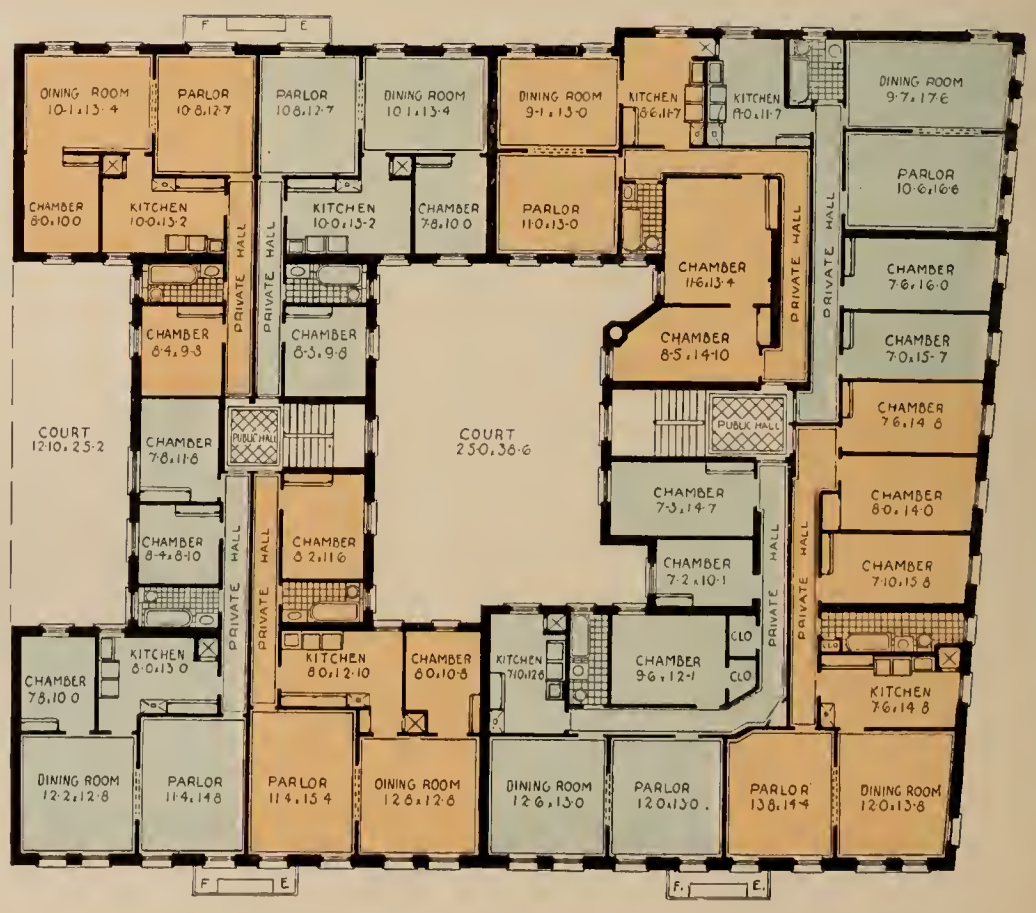


DIAGRAM OF LOCATION



MANHATTAN STREET
PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

THE AIELIN AND SOROFEEN

NORTHEAST CORNER OF HAMILTON PLACE AND 141st STREET



Built by
SCHLENSINGER & FENCHEL
1906

GLASSER & EBERT
Architects

LOCATED in a very select neighborhood, near Riverside Drive and the City Colleges. Convenient to the Subway and the Amsterdam avenue surface lines.

APARTMENTS are of four, five, six and seven rooms, one corner and two end stores. They contain many of the up-to-date conveniences.

Dimensions: The Sorofeen, 47 feet 3 1/8 inches by 43 feet 6 inches by 105 feet 4 5/16 inches by 123 feet 9 3/4 inches. The Aielin, 61 feet 3 3/8 inches by 81 feet 5 inches by 56 feet 5 inches by 105 feet 4 5/16 inches.

Rents from $336 to $588.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS



THE LEONORA AND NORALEA

NORTHEAST CORNER HAMILTON PLACE
AND 140th STREET

BY being situated on one of the highest points of Washington Heights, these apartments enjoy a splendid outlook over the Hudson River, Palisades and the surrounding country. Two blocks from the Subway, and one block from the Amsterdam, Third and Sixth avenue surface lines.

APARTMENTS are arranged in four, five and six room suites. Tiled baths; open plumbing, nickeled; gas and electric light fixtures.

Long distance telephone in every apartment, storage rooms in basement, uniformed hall service.

Dimensions: 108 feet by 109 feet by 99 feet 11 inches by 66 feet.

Rents from $336 to $504.

Built by
THE MILLER REALTY CO.
1905-6

B. LEVITAN
Architect



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS



Built by
JOHN BERRY
1907

NEVILLE & BAGGE
Architects

IDEAL VIEW APARTMENTS

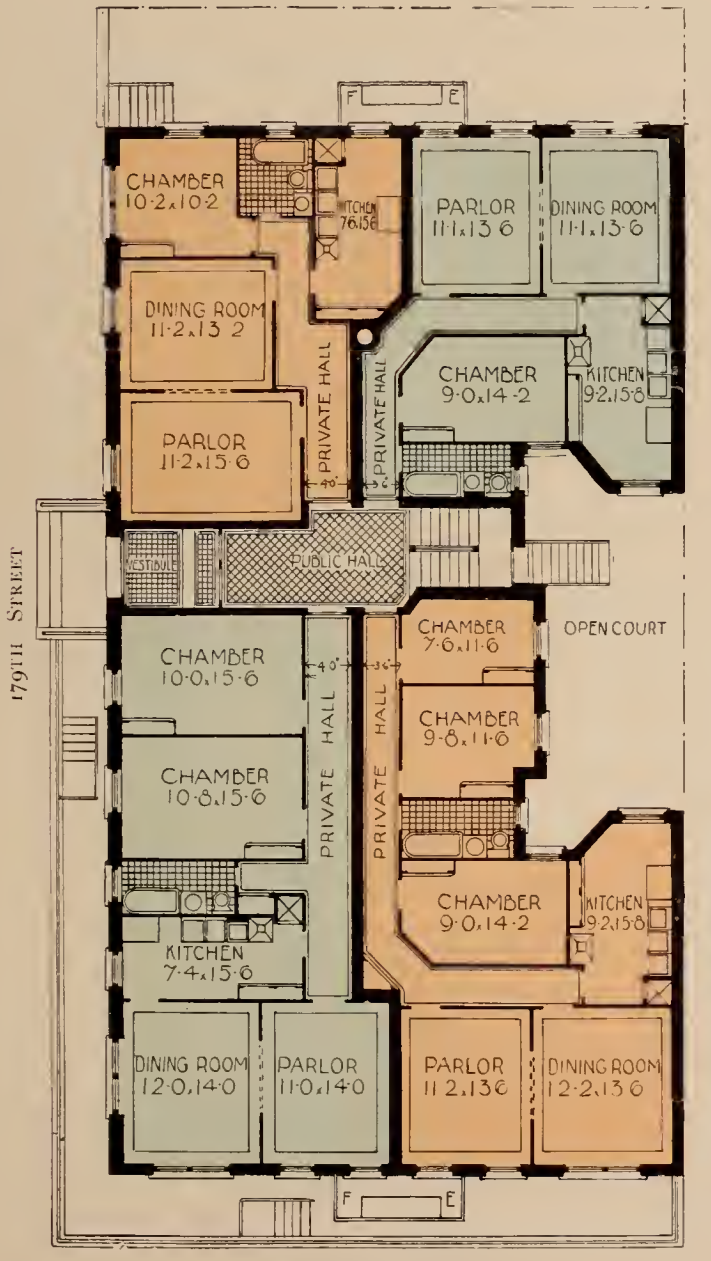
NORTHWEST CORNER WADSWORTH AVENUE
AND 179th STREET

LOCATED in the neighborhood of Riverside Drive, and surrounded by all that is beautiful in nature and yet accessible to the heart of New York's shopping district within twenty minutes.

APARTMENTS are arranged four on a floor, of four, five and six rooms. They are equipped with the best of modern appliances. Parlors are in mahogany, dining rooms in oak, other rooms in hazel.

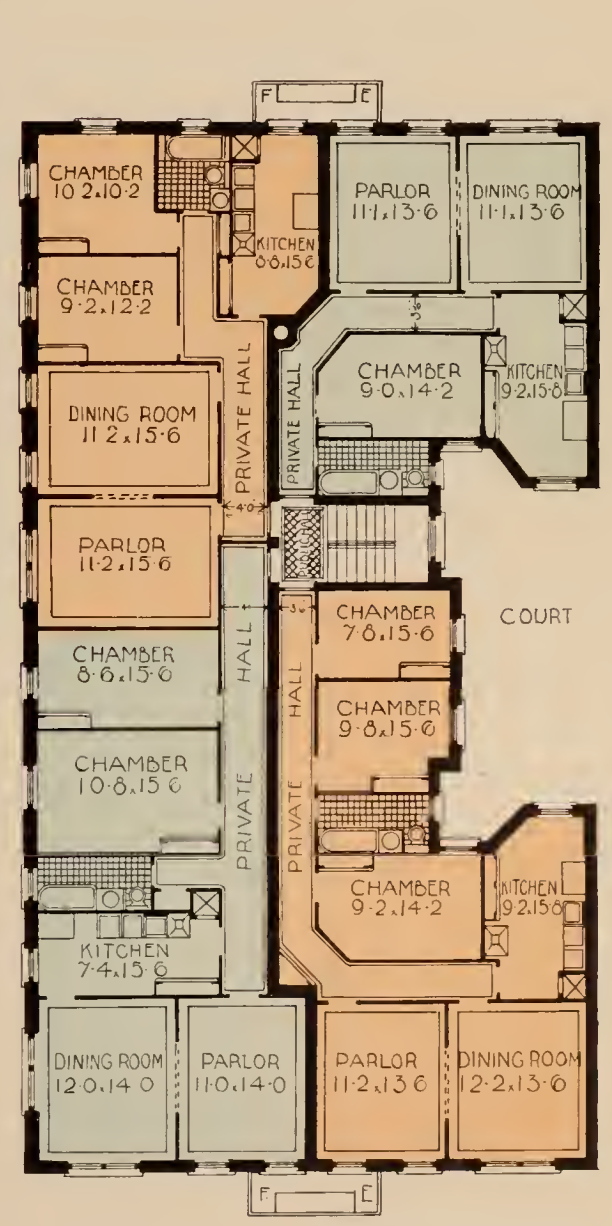
THE BUILDING is six stories in height, on plot 50 feet by 100 feet, with a frontage of ninety feet by fifty feet.

Rents from $360 to $588.



WADSWORTH AVENUE

PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

NORTHEAST CORNER SECOND AVENUE AND ST. MARKS PLACE



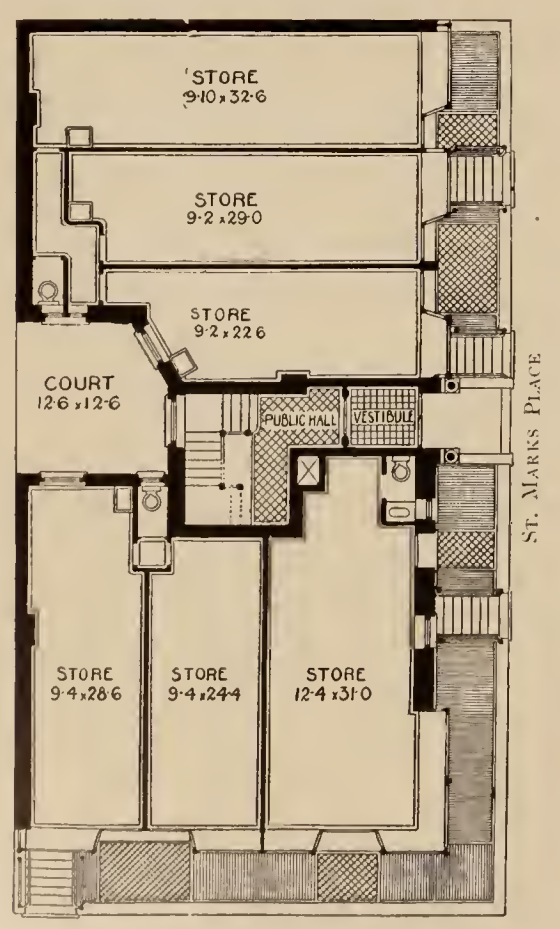
Built by
CHARLES I. WEINSTEIN
1904

GEO. F. PELHAM
Architect

SITUATED in one of the oldest residential districts of Manhattan. Its proximity to the Second and Third avenue "L" and the Subway, which is one block distant, the Second avenue surface cars, that pass the house, and the Eighth street lines, make it exceedingly well located.

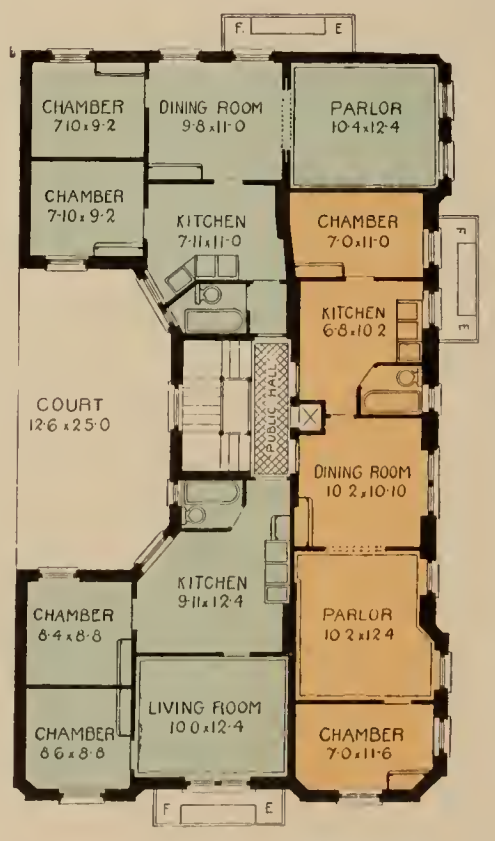
APARTMENTS consist of one of four and two of five rooms and bath on a floor.

Dimensions : 34 feet 6 inches by 68 feet. Rents from $288 to $360.



SECOND AVENUE

PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS



Built by
THE POLSTEIN REALTY AND CONST. CO
1907

NEVILLE & BAGGE
Architects

THE PANTHEON APARTMENTS

AMSTERDAM AVENUE BLOCK FRONT
114th TO 115th STREETS

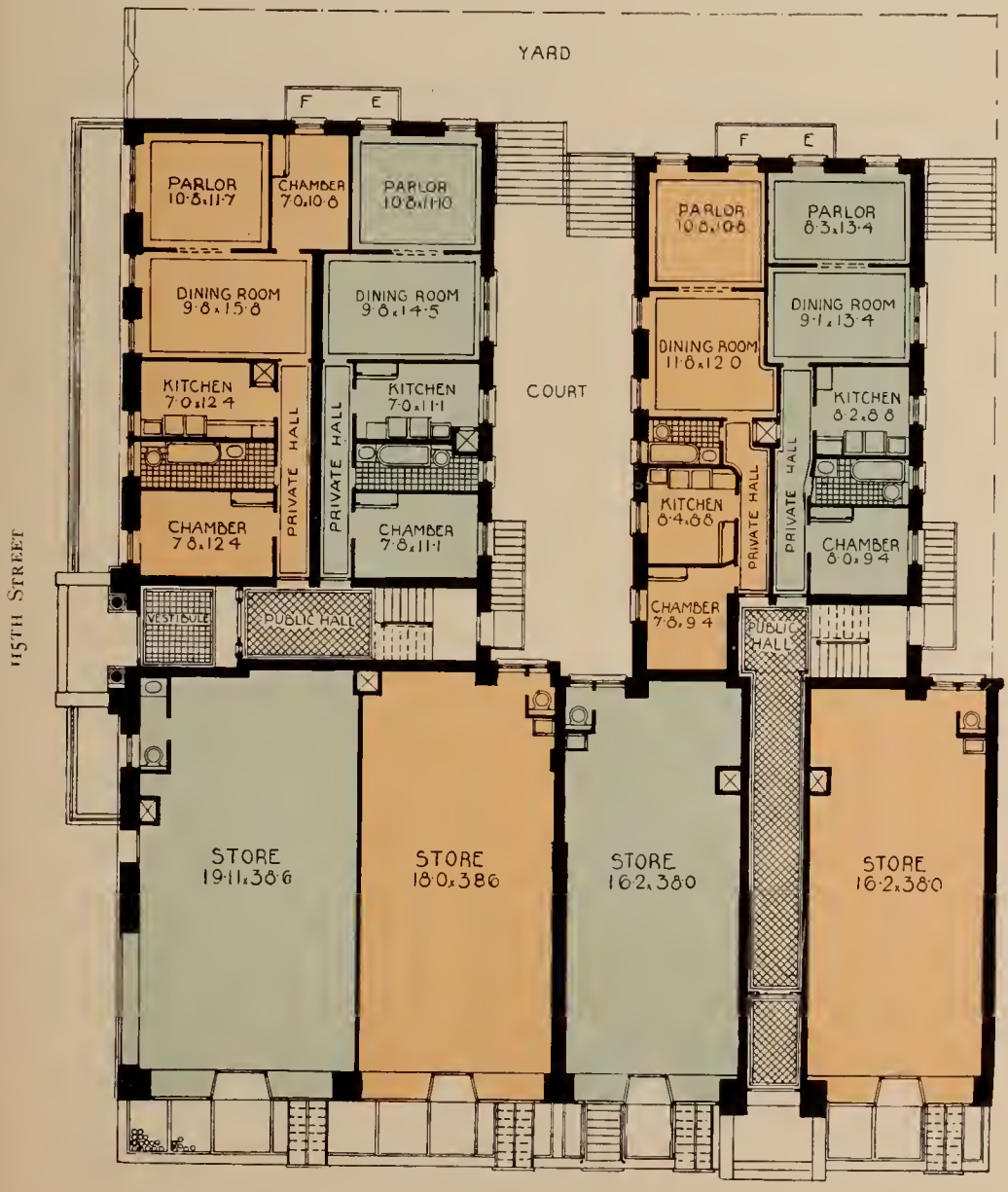
SITUATED on the east side of Amsterdam Avenue, in the neighborhood of Columbia College, Cathedral of St. John the Divine and Riverside and Morningside Parks.

Two blocks from the Subway station and directly at the Amsterdam avenue car lines.

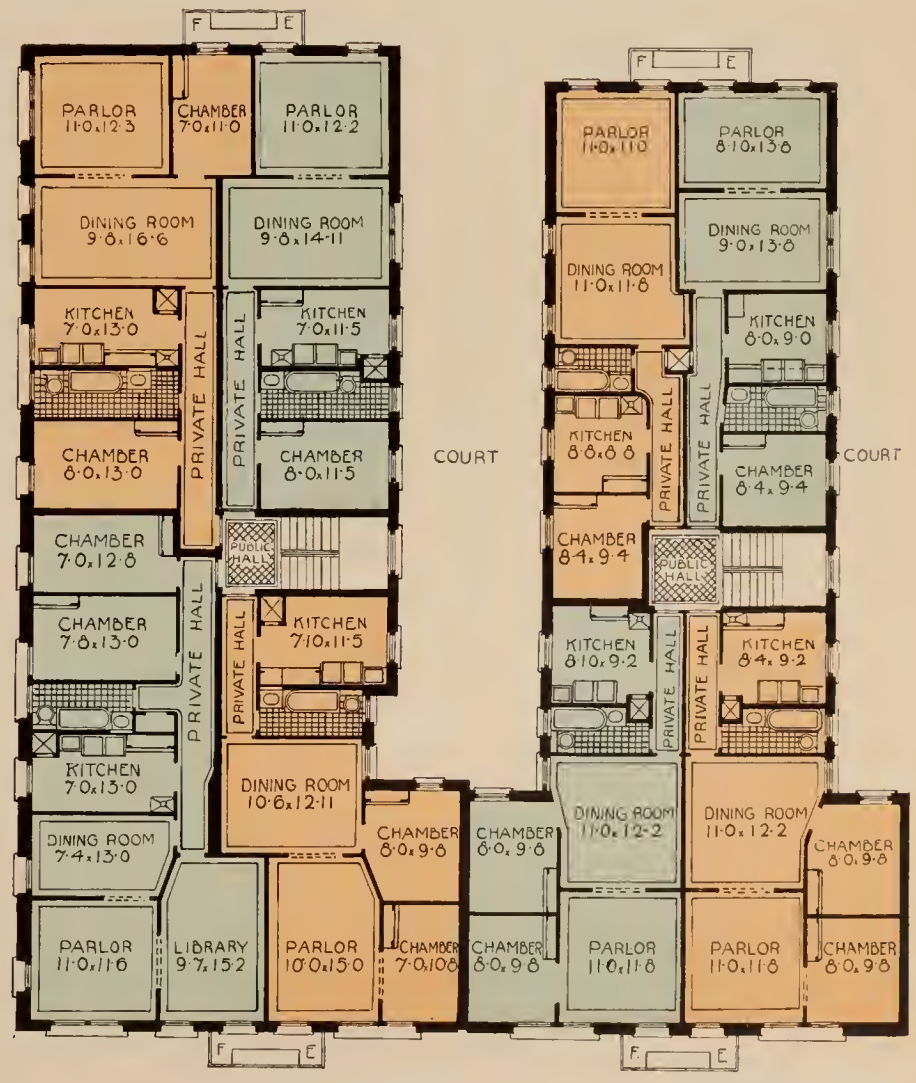
APARTMENTS are in suites of four, five and six rooms.

Dimensions: Each house has a frontage of 40 feet by 100 feet deep.

Rents, $300 to $660.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

THE BERKSHIRE APARTMENTS

622 WEST 179th STREET AND 115-117 WADSWORTH AVENUE



Built by
HARRIS & SIEGEL
1906

HARRY T. HOWELL
Architect

A LOCATION with exceptional advantages, being in the neighborhood of Riverside Drive and the entrance to the great Speedway; also within two blocks of the Subway and Amsterdam avenue surface lines, one block from the Broadway surface lines.

APARTMENTS: Suites of three, four, five and six rooms. Tiled baths, medicine cabinets, nickel finish exposed plumbing, refrigerators, porcelain tubs, enameled sinks.

Dimensions: Corner house, 45 feet by 90 feet deep. Inside house has a frontage of 40 feet by 88 feet deep.

Rents from $276 to $528.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

Nos. 1437 TO 1451 BOSTON ROAD
AND
No. 1436 PROSPECT AVENUE



Built by
HARRIS & SEIGEL
1907

JOHN HAUSER
Architect

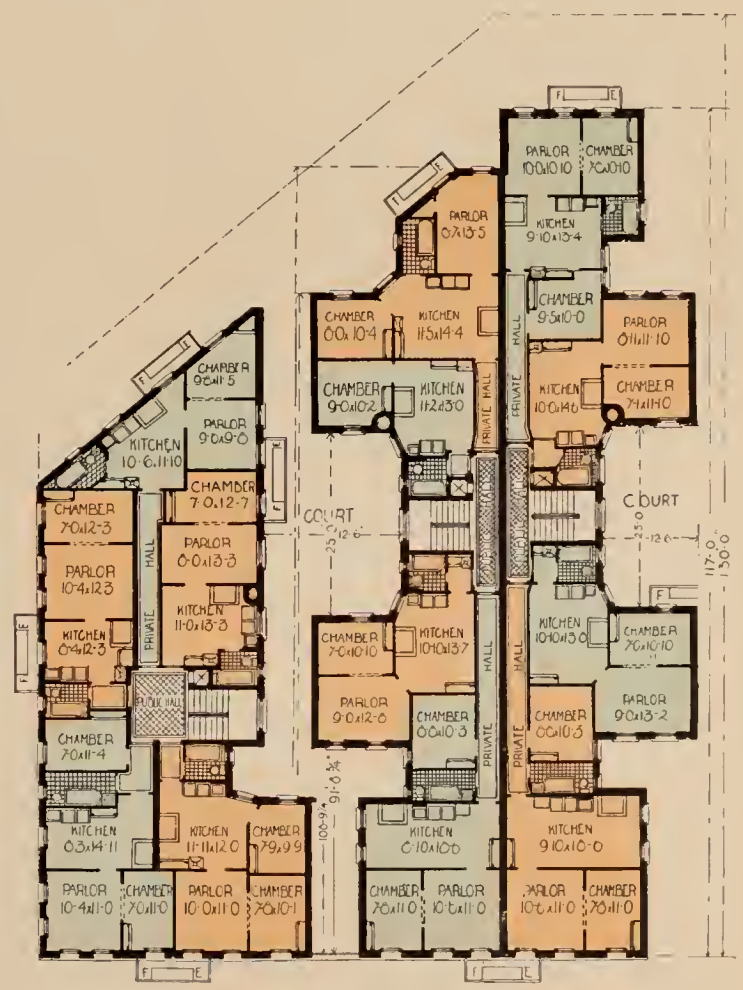
SITUATED in the choicest section of Boston Road, the business thoroughfare of upper Bronx. The Boston Road cars passing by the premises communicate with all Bronx car lines running east and west. Three minutes from either the Subway or elevated station. Only buildings of their class in New York City with front, centre and rear open courts.

APARTMENTS contain suites of three and four rooms. Tiled floor in baths, medicine cabinets, exposed nickel finish plumbing, steam heat, hardwood oak trim, etc.

Dimensions on plan. Rents from $180 to $264.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

THE BERTRAM AND THE LUCIAN

SOUTHEAST CORNER BROADWAY AND
129th STREET



Built by
HENSLE CONST. CO.
1906-7

NEVILLE & BAGGE
Architects

FOR descriptive matter of location, accessibility, improvements, etc., see opposite page.

Dimensions: Bertram, 36 feet 9 inches by 14 feet 11 inches by 100 feet—Lucian, 40 feet by 100 feet.

Rents $288 to $480.



129TH STREET
PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

THE MARCELLUS

NORTHEAST CORNER BROADWAY AND MANHATTAN STREET



Built by
HENSLE CONST. CO.
1906-7

NEVILLE & BAGGE
Architects

LOCATED a short distance from Riverside Drive, Grant's Tomb, Columbia and several other colleges. Directly at the Subway station and the Broadway and 125th street crosstown lines.

Six apartments on a floor. Suites of four, five and six rooms. Parlors are finished in white enamel and have gas-log mantels and oak floors. Dining rooms are in oak, have paneled wainscoting and Dutch shelving. Bath rooms are tiled and have porcelain enameled tubs and lavatories. Long distance telephone.

Dimensions: 47 feet 1 inch by 112 feet.

Rents from $288 to $480.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

NORTHEAST CORNER VANDERBILT AND GATES AVENUES

BROOKLYN BOROUGH



Built by
SCHNEIDER & HERTER
1907

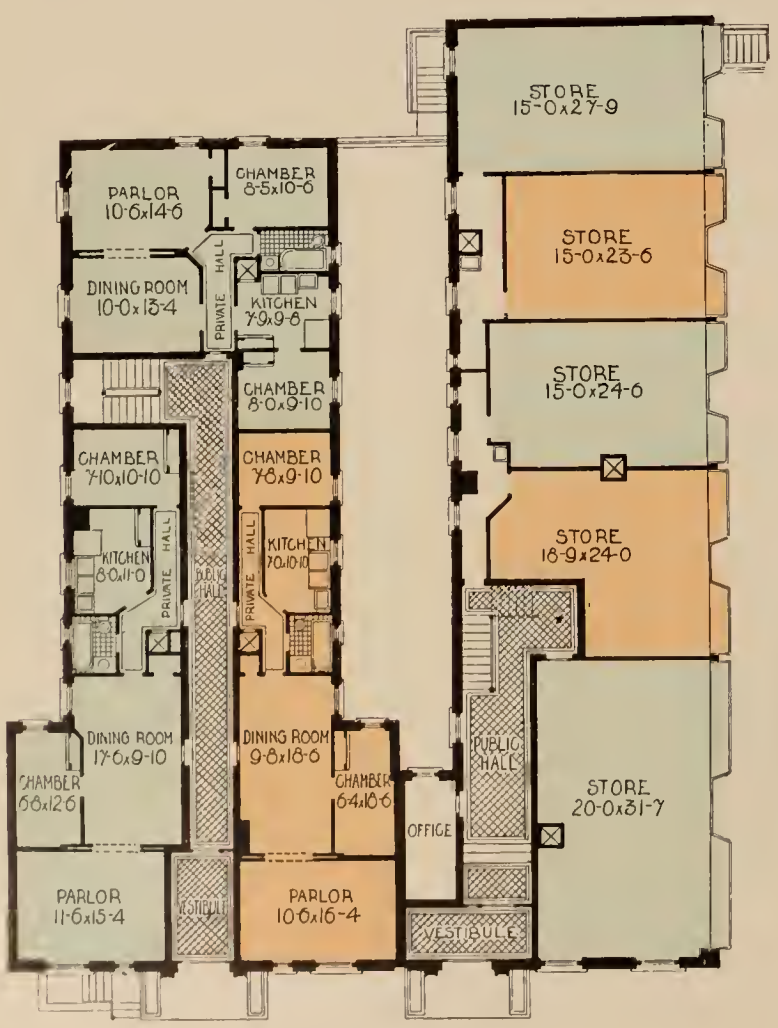
SCHNEIDER & HERTER
Architects

ADJACENT to exclusive Clinton Avenue section and directly at the Fulton street elevated road and the Gates avenue, Vanderbilt avenue and Fulton street surface lines.

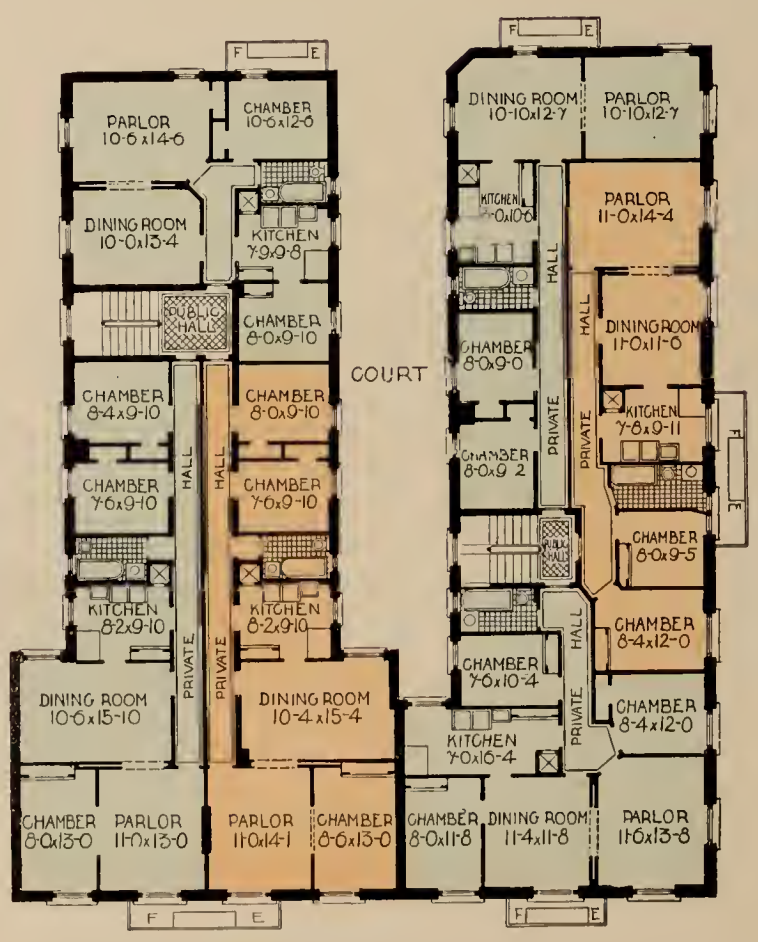
APARTMENTS are in suites of five and six rooms and are equipped with the most modern conveniences. Gas and electric light fixtures, tiled baths. Hardwood trim throughout.

Dimensions: 75 feet by 100 feet.

Rents from $456 to $600.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

THE BONAVISTA COURT

945-947-949 ST. NICHOLAS AVENUE

LOCATED on the west side of the Avenue, between 157th and 158th Streets, two blocks from the Subway and elevated stations and one block from the Amsterdam avenue surface lines.

BUILDING—Front of buff brick, trimmed with limestone. Size, 75 feet front irregular.

APARTMENTS are in suites of four, five, six and seven rooms, equipped with gas and electric light fixtures and telephones. Kitchens have porcelain wash trays and sinks, glass lined refrigerators, etc. Trim is of hardwood finish.

Rents from $360 to $600.



Built by
EDWARD R. COHN REALTY OPERATING CO.
1905

WILLIAM C. SUMMERFIELD
Architect



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

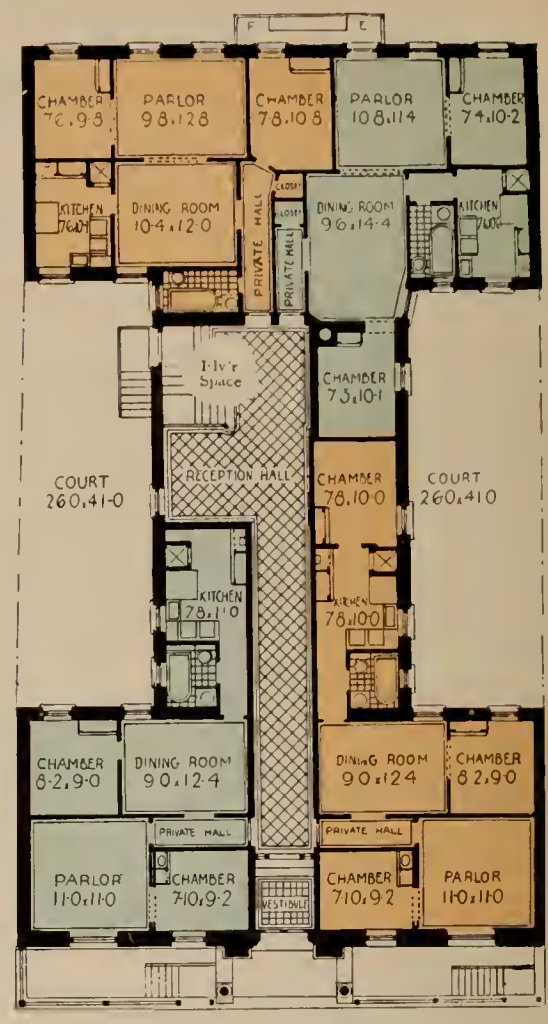
THE ARDMORE, THE CHELMSFORD, THE ST. CHARLES THE WEST END

Nos. 532-544 WEST 145th STREET, NEAR BROADWAY



Built by JAFFER & GOLDFIELD, 1905

MOORE & LANDSEIDEL, Architects

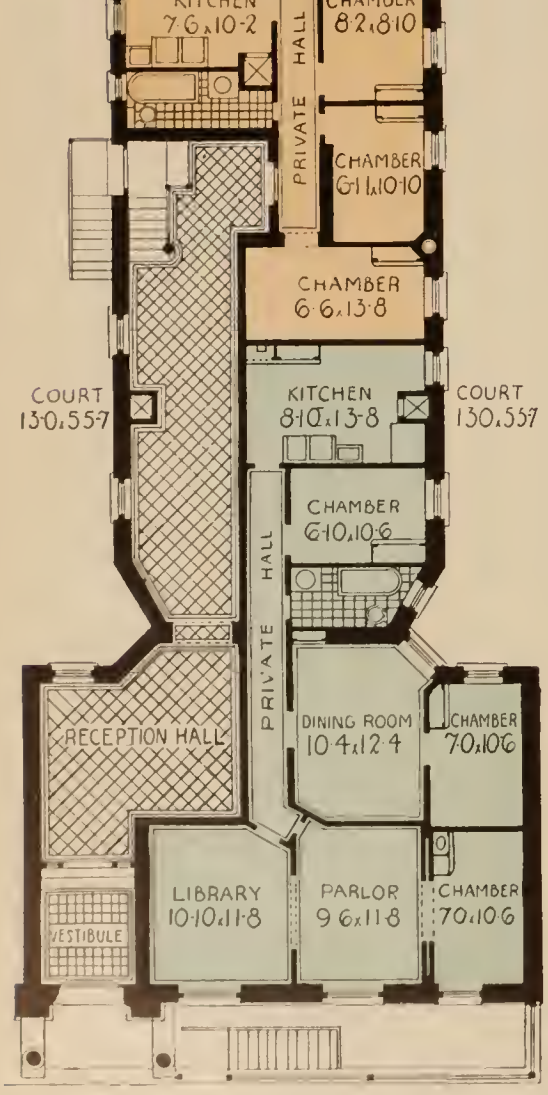


FIRST FLOOR PLAN
THE ST. CHARLES AND THE WEST END

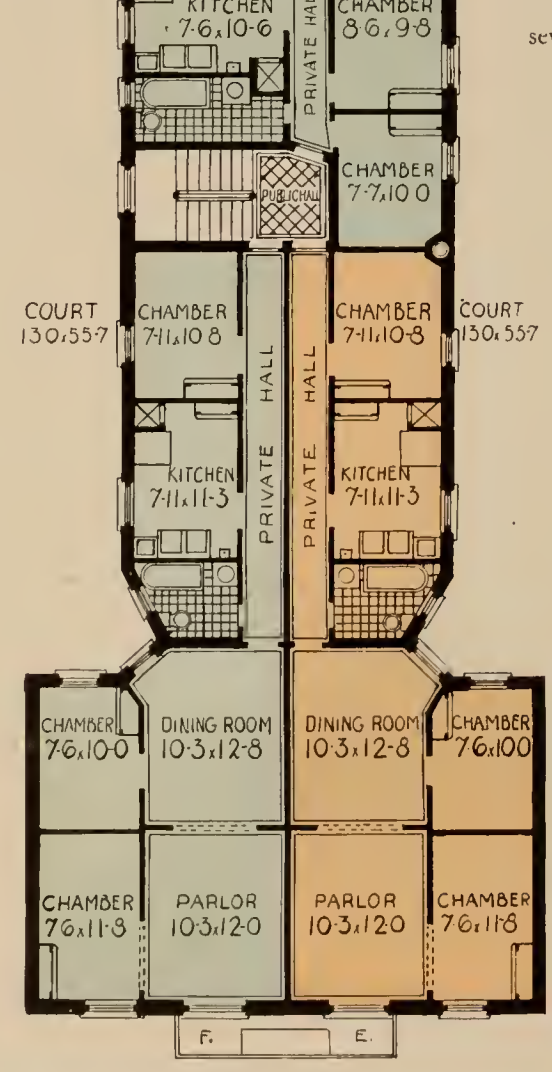
LOCATED on the south side of the street at the 145th street Subway express station and one-half block from the Amsterdam, Third and Eighth avenue surface cars; 145th street crosstown line passes the door. The Ardmore and Chelmsford are each 37 feet 6 inches front, and the West End and St. Charles are each 50 feet front, all being 100 feet deep.

APARTMENTS are in suites of five and six rooms and there are two seven-room apartments.

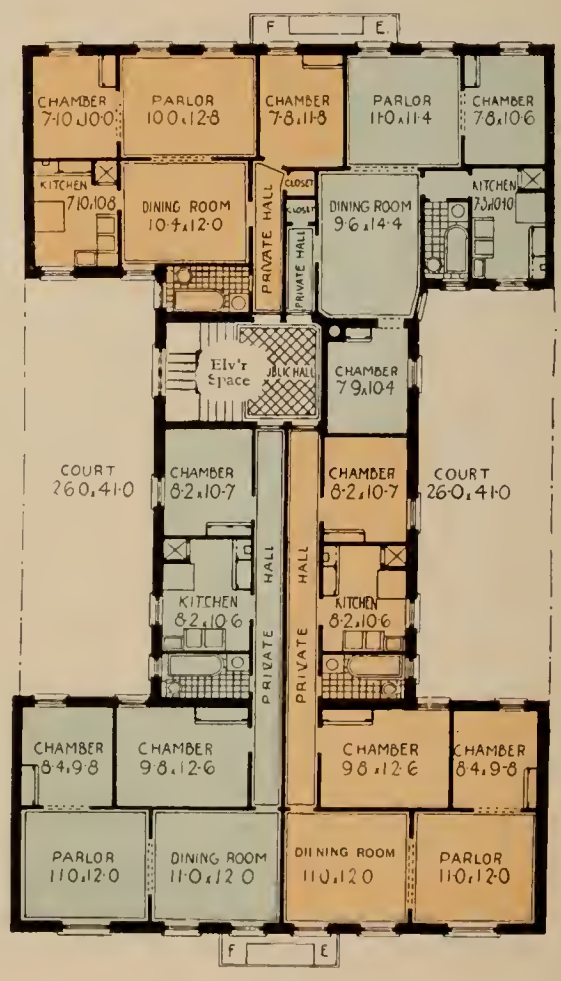
Rents from $360 to $660.



FIRST FLOOR PLAN
THE ARDMORE AND THE CHELMSFORD



UPPER FLOOR PLAN
THE ARDMORE AND THE CHELMSFORD



UPPER FLOOR PLAN
THE ST. CHARLES AND THE WEST END



Built by
ELIAS GUSSAROFF
1906

MOORE & LANDSIEDEL
Architects

THE ETHELBERT COURT AND ROSECLIFF COURT

553-555-557-559 WEST 144th STREET

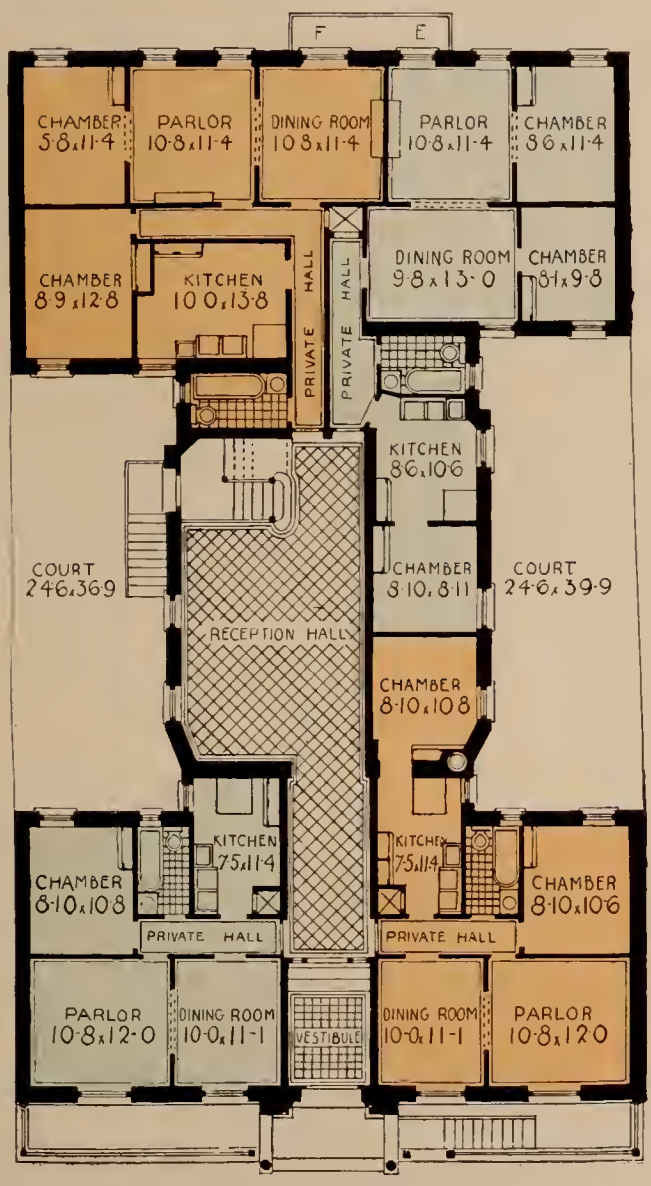
BUILT on a foundation of solid rock, in a select neighborhood of high class apartments, and within one block of Riverside Drive. One block from the 145th street station of the Subway and the Amsterdam avenue surface car lines.

APARTMENTS are of four, five and six rooms; four on a floor. Parlors are in mahogany, dining rooms are in antique oak with paneled walls, other rooms in natural oak.

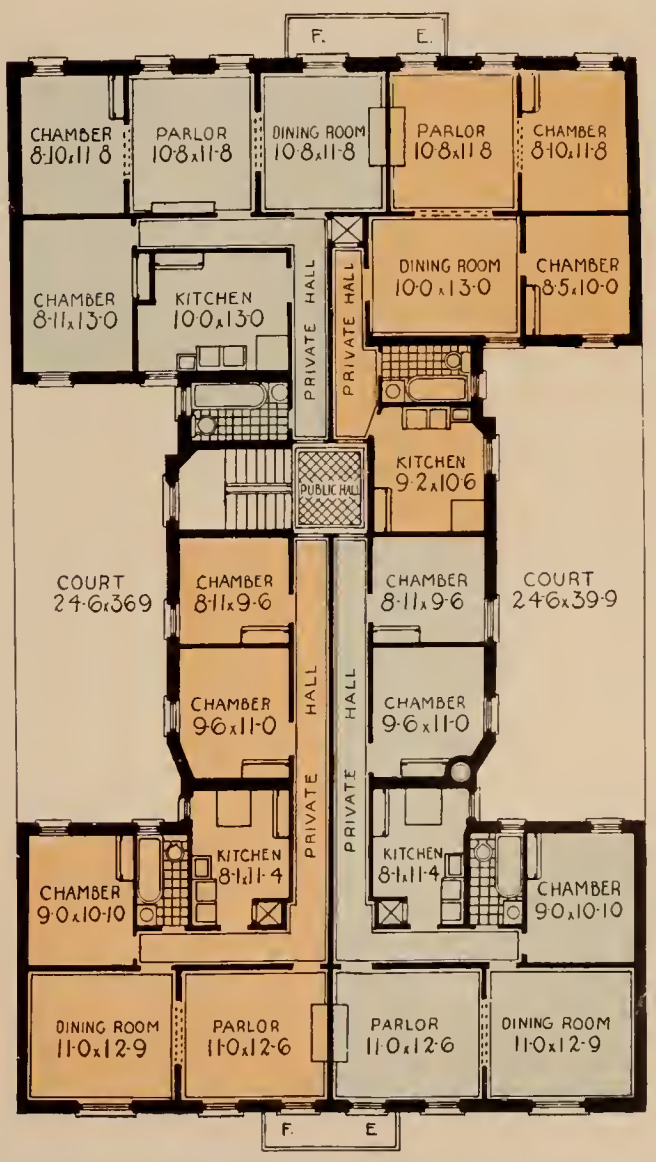
Long distance telephone in each apartment; electric light; porcelain tubs, sinks and basins; tiled baths; uniformed hall service, etc.

Dimensions: Each building has a frontage of 52 feet 6 inches by 87 feet 11 inches, on lot 99 feet 11 inches deep.

Rents from $300 to $720.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS



One of the Four Houses
Built by
KARP & HELLER
1909

JOHN HAUSER
Architect

THE LUIDESAY, ROTHSAY, FALKLAND AND GARELOCK

522-524, 526-528, 530-532, 534-536 WEST 147th STREET

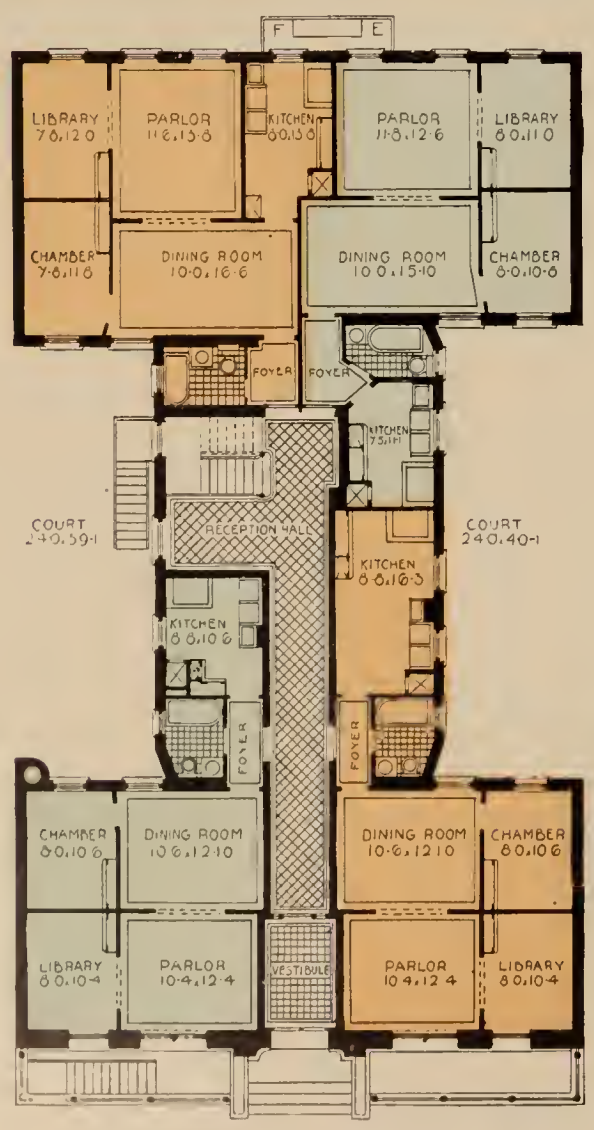
SITUATED on the south side of 147th Street, between Broadway and Amsterdam Avenue, adjoining Riverside Drive and Amsterdam avenue with its four surface car lines. The Subway is two blocks distant, while the Sixth and Ninth avenue elevated station is near at hand.

APARTMENTS: There are four on a floor, consisting of five and six rooms. Trim throughout is of hardwood; floors parquet, double and noiseproof. Dining rooms have panel wainscoting with Dutch shelving.

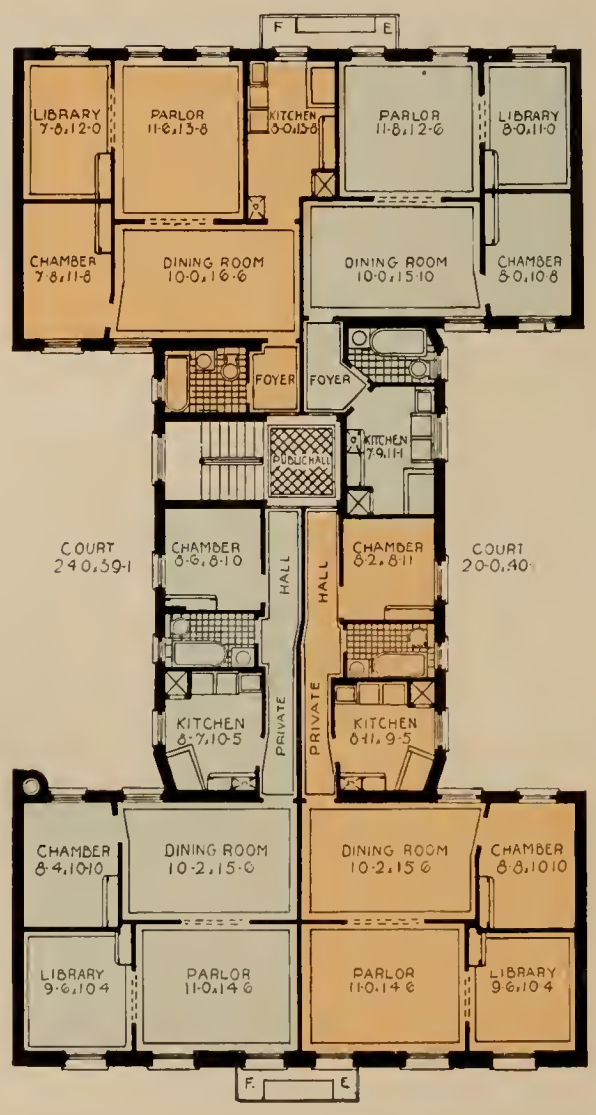
Conveniences: Tiled baths, porcelain enamel tubs and basins, medicine cabinets, refrigerators, long distance telephone, electric light, store rooms in basement.

Dimensions: Each building has a frontage of 50 feet by 87 feet 11 inches deep, on plot 99 feet 11 inches deep.

Rents from $360 to $504.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

THE PIONEER APARTMENTS

537-539 WEST 155th STREET



Built by
HARRIS & SIEGEL
1905-6

H. I. HOWELL
Architect

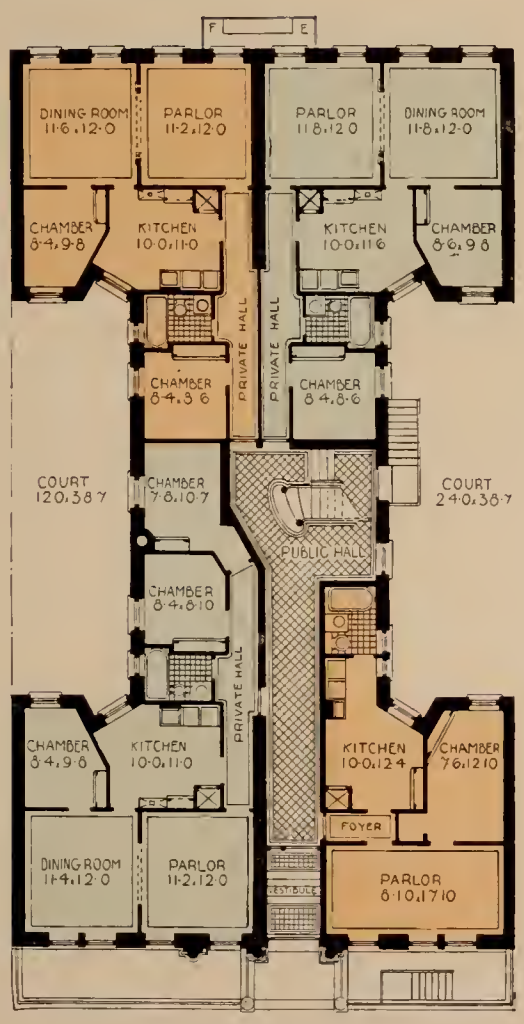
WITHIN one hundred feet of these apartments is the Collis P. Huntington Hispano-American Museum and the Hudson River just beyond. Here also starts Lafayette Boulevard, winding its way along the river's bank to Fort George. Subway station two blocks distant, Amsterdam avenue surface line one block, and the Sixth and Ninth avenue elevated three blocks.

APARTMENTS consist of three, five and six rooms. Four apartments on a floor.

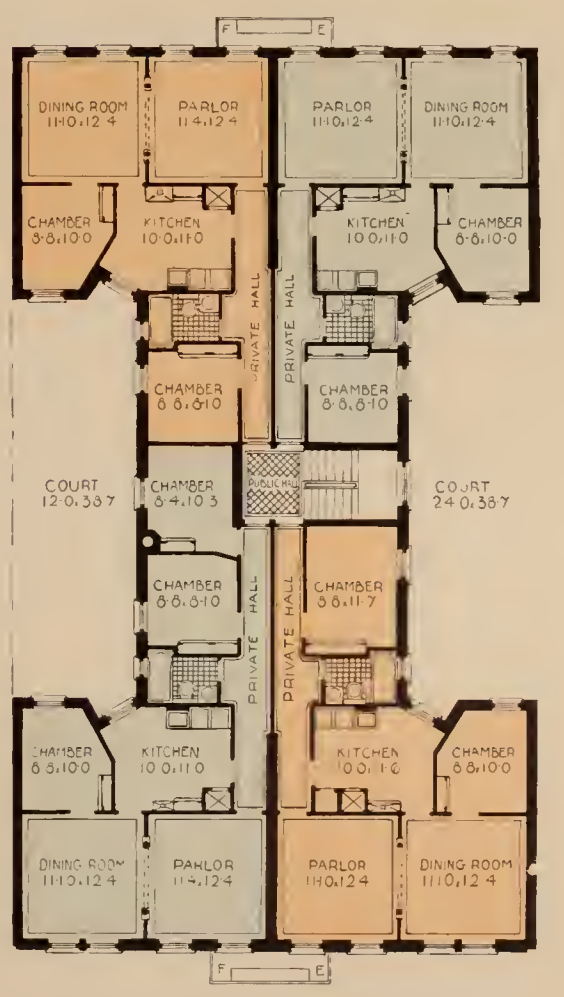
Features: Hardwood trim of excellent quality, highly polished floors, long distance telephone, combination gas and electric light fixtures, shower and spray baths, porcelain tubs, sinks and basins, glass lined refrigerators. Highly finished Ionic column openings between parlors and dining rooms.

Dimensions: 50 feet by 100 feet each.

Rents $480 to $600.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS



Built by
BURLINGTON REALTY AND CONST. CO
B. HOVER, Pres.
1907

SAM SASS
Architect

BURLINGTON APARTMENTS

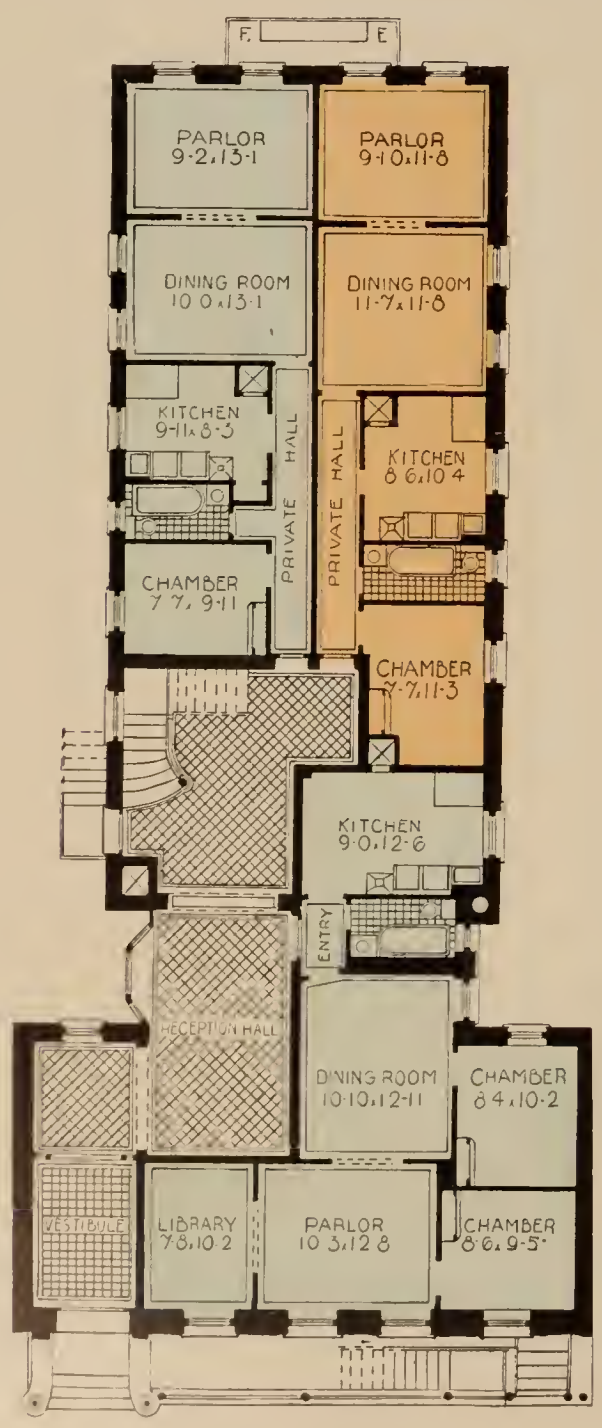
505-517 WEST 134th STREET

LOCATED on the north side of 134th Street, between Broadway and Amsterdam Avenue. Within two blocks of the Riverside Drive, and easily accessible to the Subway and several surface car lines.

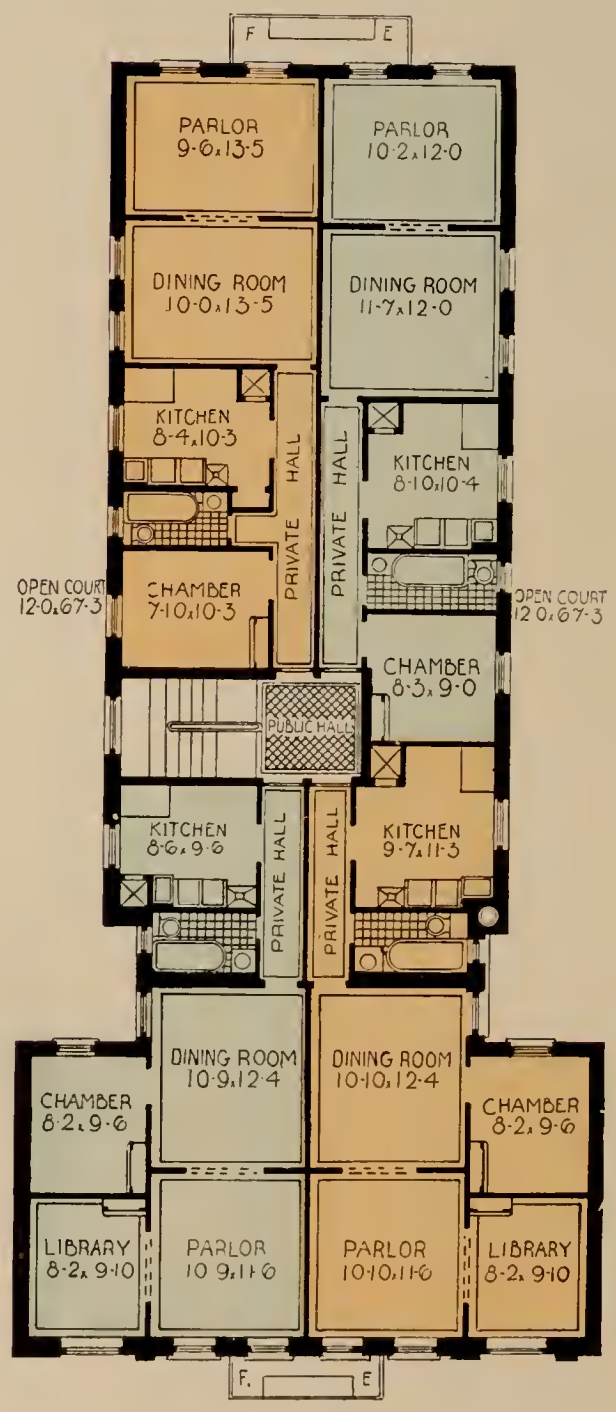
APARTMENTS consists of four, five and six rooms and bath, and have many conveniences, such as gas and electric light, telephone, tiled baths, medicine cabinets, nickel plated plumbing, hardwood trim, etc.

Dimensions: 40 feet by 88 feet.

Rents from $336 to $504.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOOR

THE EUGENE

521-523 WEST 182nd STREET



Built by
DEWALTOFF & MARCUSON
1906

BENJ. LEVITAN
Architect

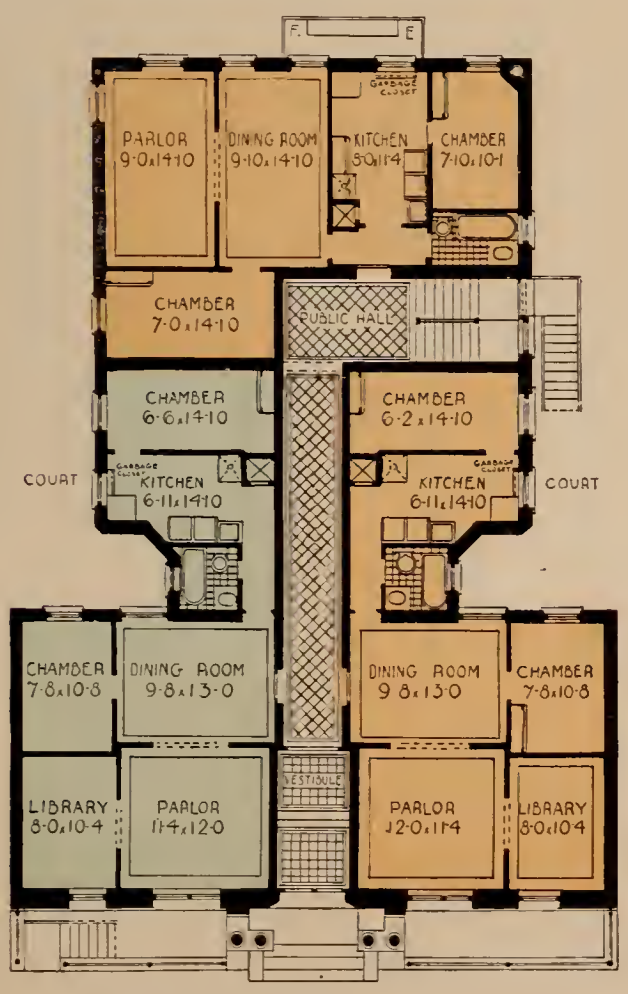


VIEW FROM THE EUGENE LOOKING EAST

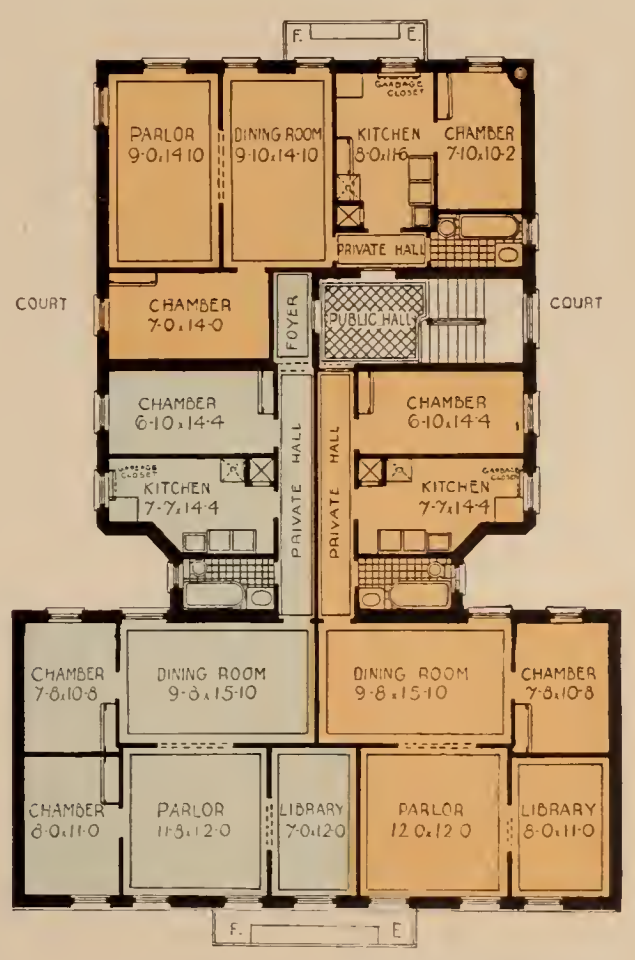
LOCATED near the entrance to the Speedway and a short distance from Riverside Drive and the Hudson River. Two blocks from the Subway station and one from the Amsterdam, Sixth and Third avenue surface cars and the crosstown line to the Bronx.

APARTMENTS are in suites of five, six and seven rooms and equipped with many conveniences. Telephone, shower baths, gas and electric fixtures, steam heat, hot water supply, garbage closets. All woodwork is of hardwood.

Dimensions : 50 feet by 71 feet 9 inches; lot, 79 feet 9 inches deep. Rents from $312 to $504.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS



Built by
COBURN & CUMMINGS
1905

GEO. F. PELHAM
Architect

2321-2323 OLD BROADWAY

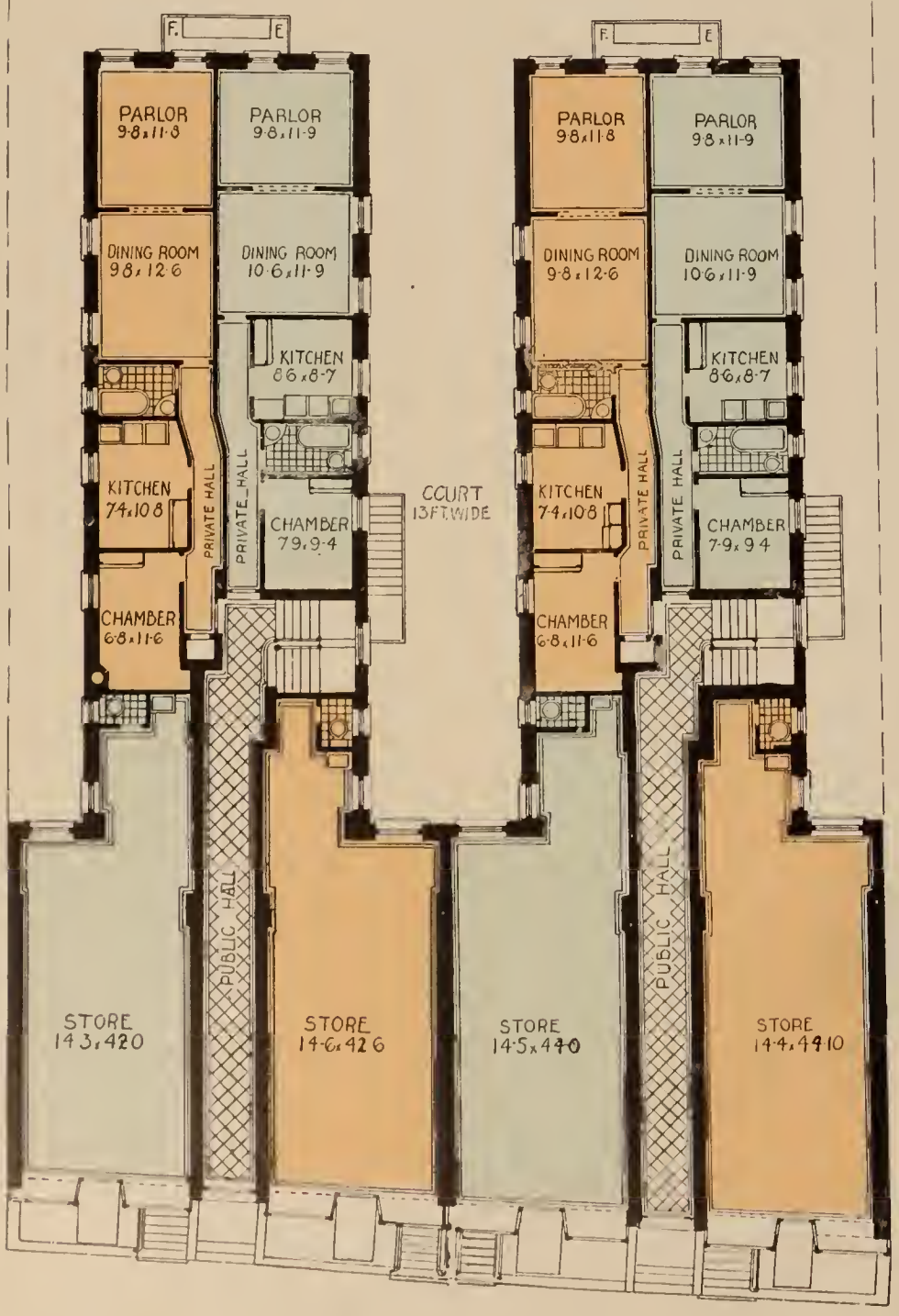
BETWEEN MANHATTAN AND LAWRENCE STREETS

LOCATED in the neighborhood of Riverside Drive, Grant's Tomb, Columbia and several other colleges. One block from the Subway and the Broadway, Seventh avenue and 125th street surface cars.

APARTMENTS: Four and five rooms; hardwood trim, tiled baths, open plumbing, gas and electric light, steam heat and hot water supply.

Dimensions: 37 feet 6 inches by 99 feet 6 inches, by 113 feet deep.

Rents from $240 to $360.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS



Built by
KANTOR, COOPER & CO.
1905

SCHWARTZ & GROSS
Architects

TWO APARTMENT HOUSES

34-38 ST. NICHOLAS PLACE

LOCATED on the east side of St. Nicholas Place, directly opposite 152nd Street. The rear commands a superb view of the Harlem River Valley and Colonial Park. Convenient to the Subway, and several West Side car lines two blocks away.

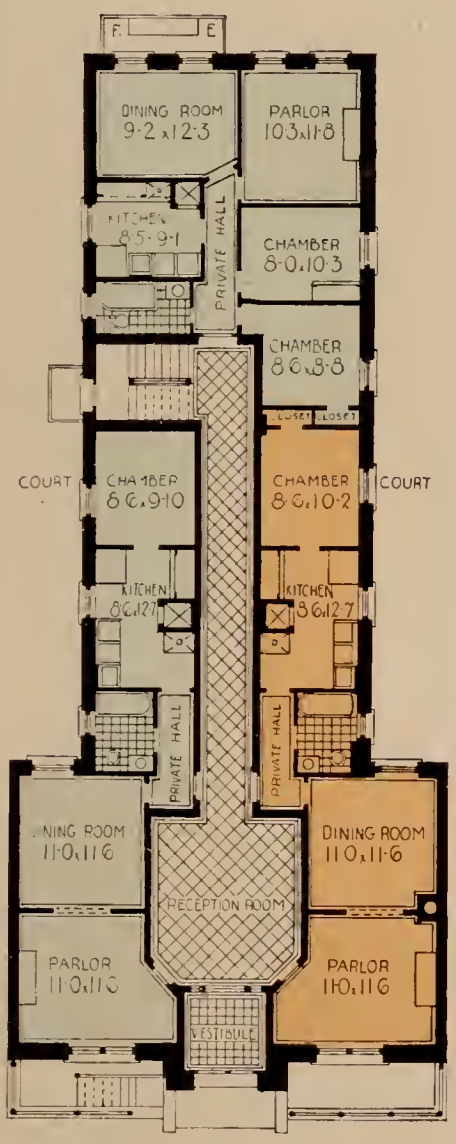
APARTMENTS are arranged three on a floor, of four, five and six rooms and bath.

Some of the many features are: Tiled baths, showers, Kenny system of flushing; medicine cabinets; glass lined refrigerators; electric light.

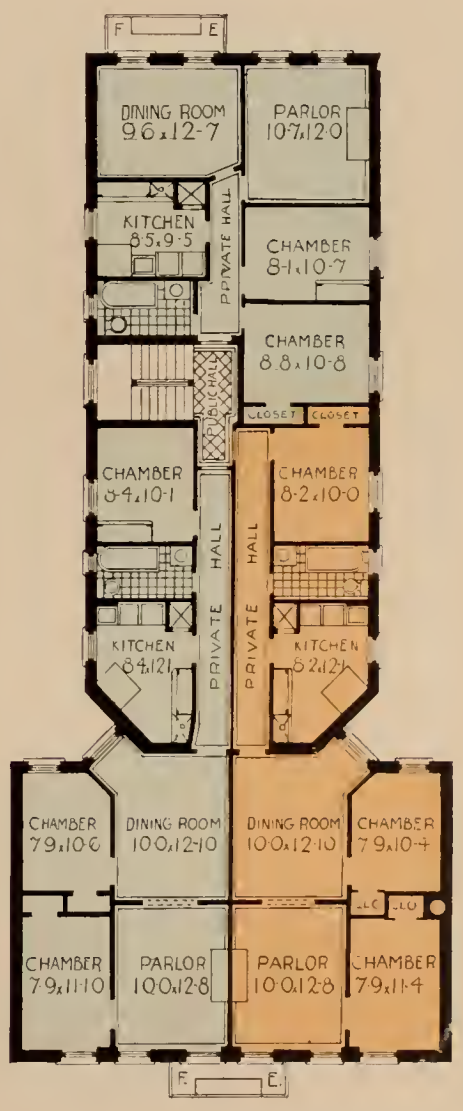
Parlors are in mahogany finish, dining rooms are Colonial in style, finished in a golden oak with high paneled wainscoting, and capped with Dutch plate shelf.

Dimensions: Each building has a frontage of 37 feet 6 inches by 88 feet, on plot 100 feet deep.

Rents from $396 to $576.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

THE ST. GEORGE, THE FRANCIS AND THE DOROTHY

529-531-533 WEST 151st STREET



Built by
SCHEER-GINSBERG REALTY AND CONST. CO
1905

GEO. F. PELHAM
Architect

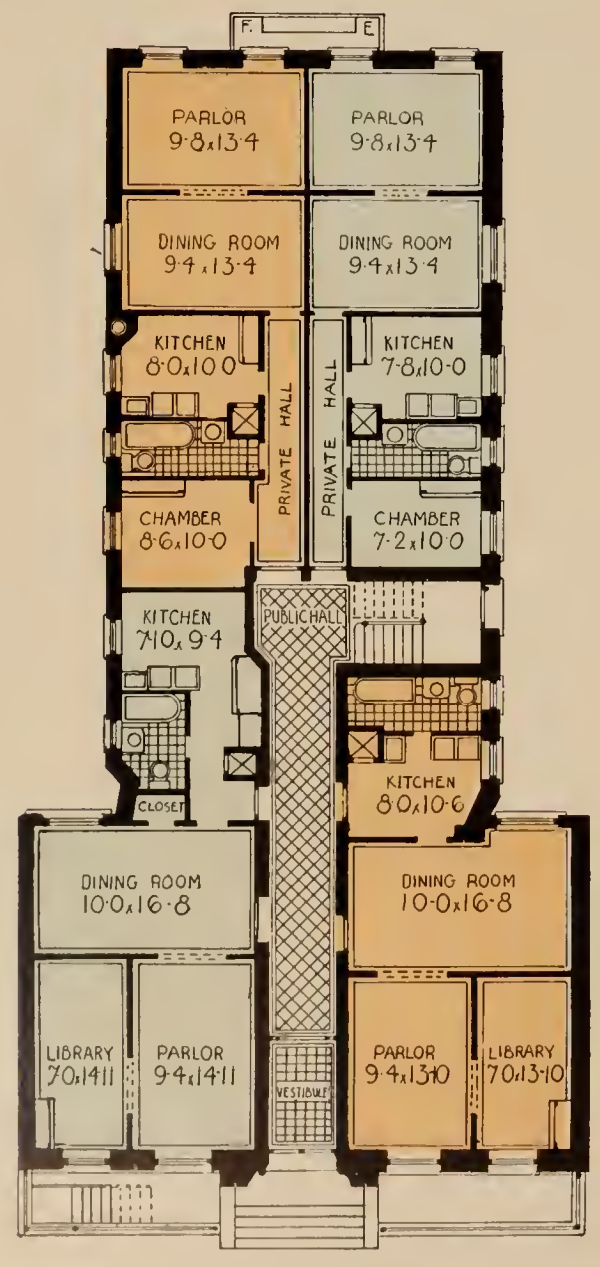
LOCATED on the north side of 151st Street, between Broadway and Amsterdam Avenue. Convenient to the Subway and several surface car lines.

APARTMENTS are in suites of four, five and six rooms and bath. The trim is of a superior quality of hardwood. Parlors and libraries are in birch, and have full length mirrors.

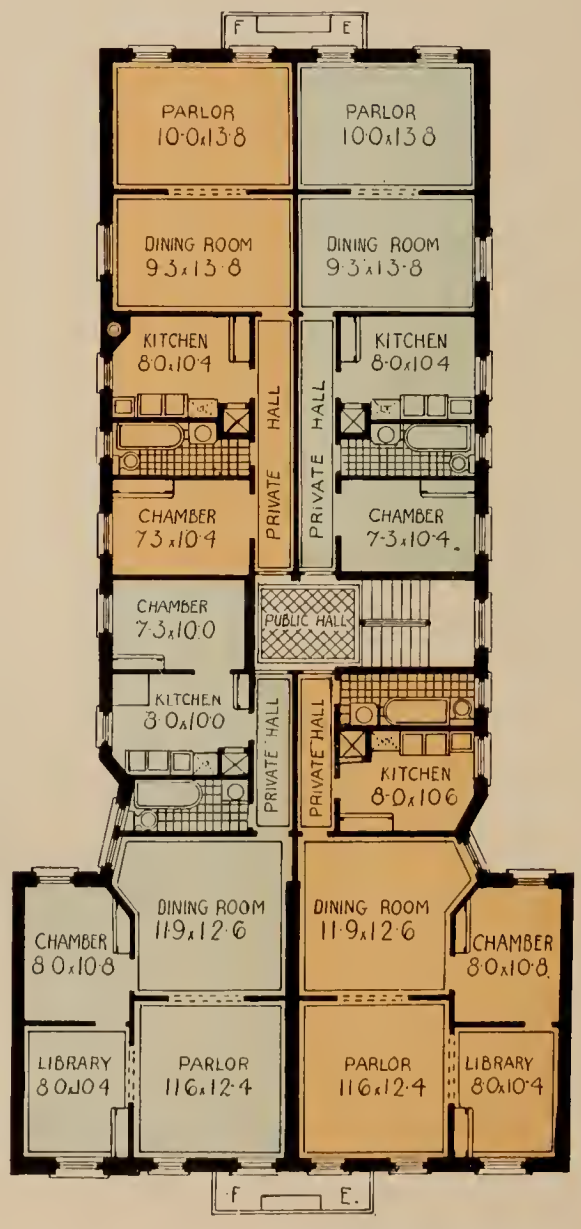
Features: Tiled baths, nickel plated plumbing, medicine cabinets, glass lined refrigerators; dining rooms are paneled and capped with Dutch shelving.

Dimensions of each building: 41 feet 8 inches front, by 100 feet deep.

Rents from $288 to $396.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

THE ST. LORENZ APARTMENTS

520-522 WEST 148th STREET



Built by
SAMUELS & SHAPIRO
1906

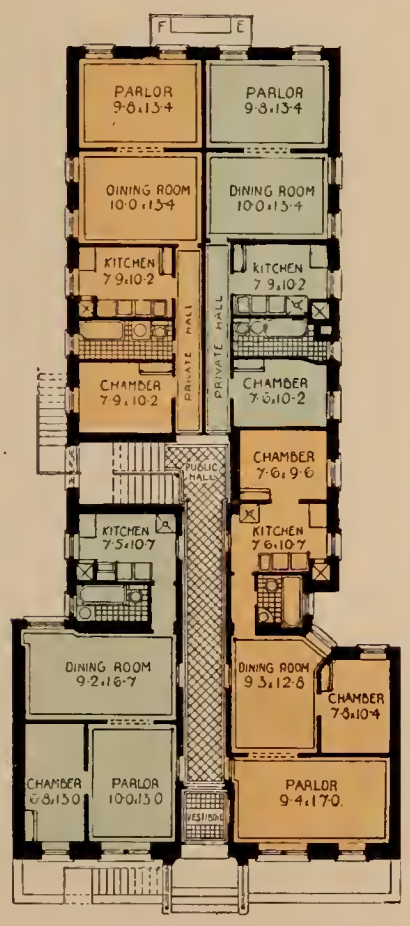
BERNSTEIN & BERNSTEIN
Architects

LOCATED between Broadway and Amsterdam Avenue, near the Subway and half a block from the Amsterdam avenue surface lines.

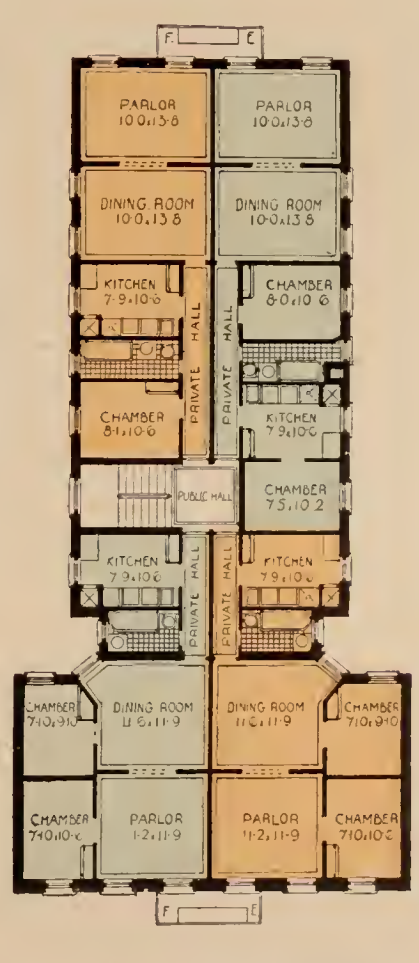
APARTMENTS are arranged four on a floor, consisting of four, five and six rooms. They have many modern improvements.

Dimensions: 41 feet 8 inches by 100 feet deep.

Rents from $288 to $456.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

MODERN APARTMENTS

73-75 MANHATTAN STREET
Near Amsterdam Avenue



Built by
GEO. A. FISHER CO.
1906

GEO. F. PELHAM
Architect

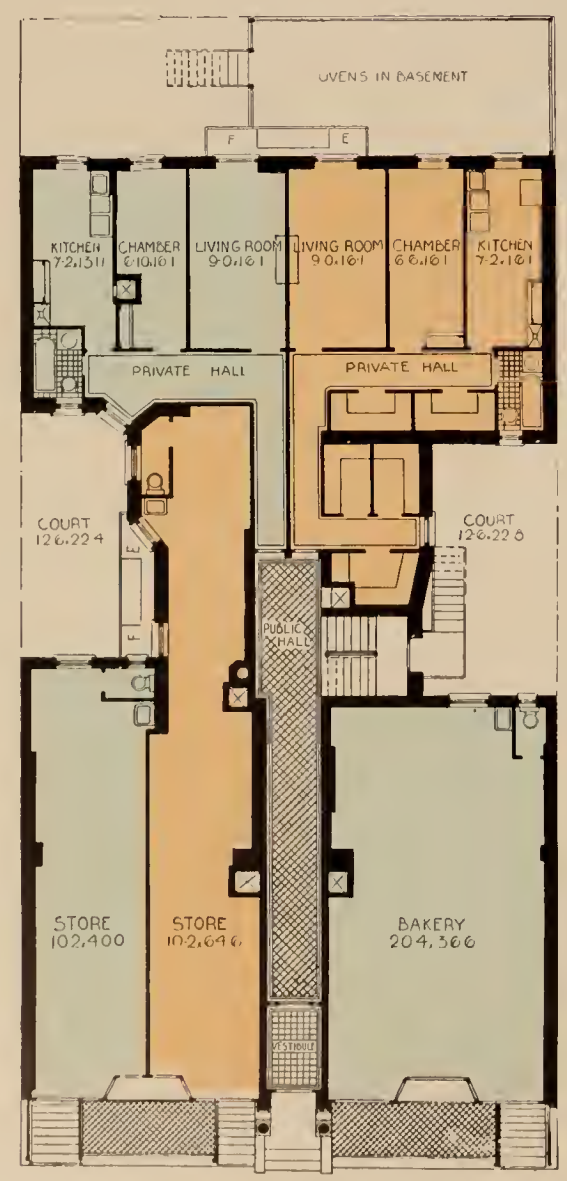
LOCATED within a block of the Manhattan street Subway station and the Broadway surface lines. A few feet from Amsterdam avenue, several surface car lines and the 125th street crosstown cars passing the door. Riverside Drive is but three blocks away. Building is of brick and limestone. Halls and stairs are absolutely fireproof, with fireproof doors leading to apartments.

APARTMENTS consist of four and five rooms; five suites on a floor. Trim throughout is of a selected hardwood, cabinet make and highly polished.

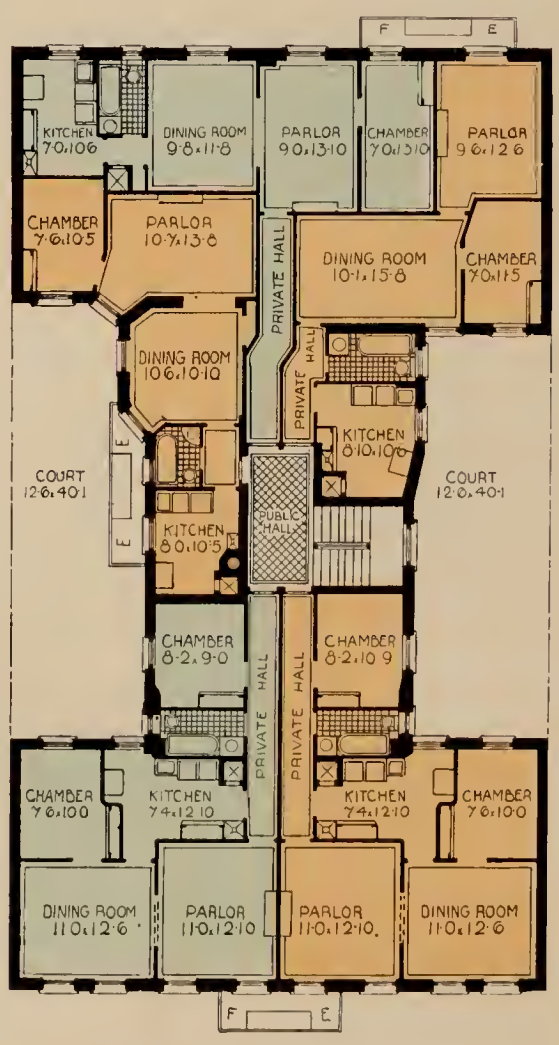
EQUIPMENT: Porcelain tubs and sinks, glass lined refrigerators, gas ranges, tiled baths, nickel plated plumbing, mirrored medicine cabinets, hot water supply and storage rooms in basement.

Dimensions: 50 feet front by 87 feet, on plot 100 feet deep.

Rents from $264 to $432



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS



Built by
M. J. BERNSTEIN
1906

NEVILLE & BAGGE
Architects

FOUR APARTMENT HOUSES

SITUATED on West 164th Street, between Broadway and St. Nicholas Avenue, on one of the highest sections of Washington Heights, and within easy access of the Subway and several surface car lines.

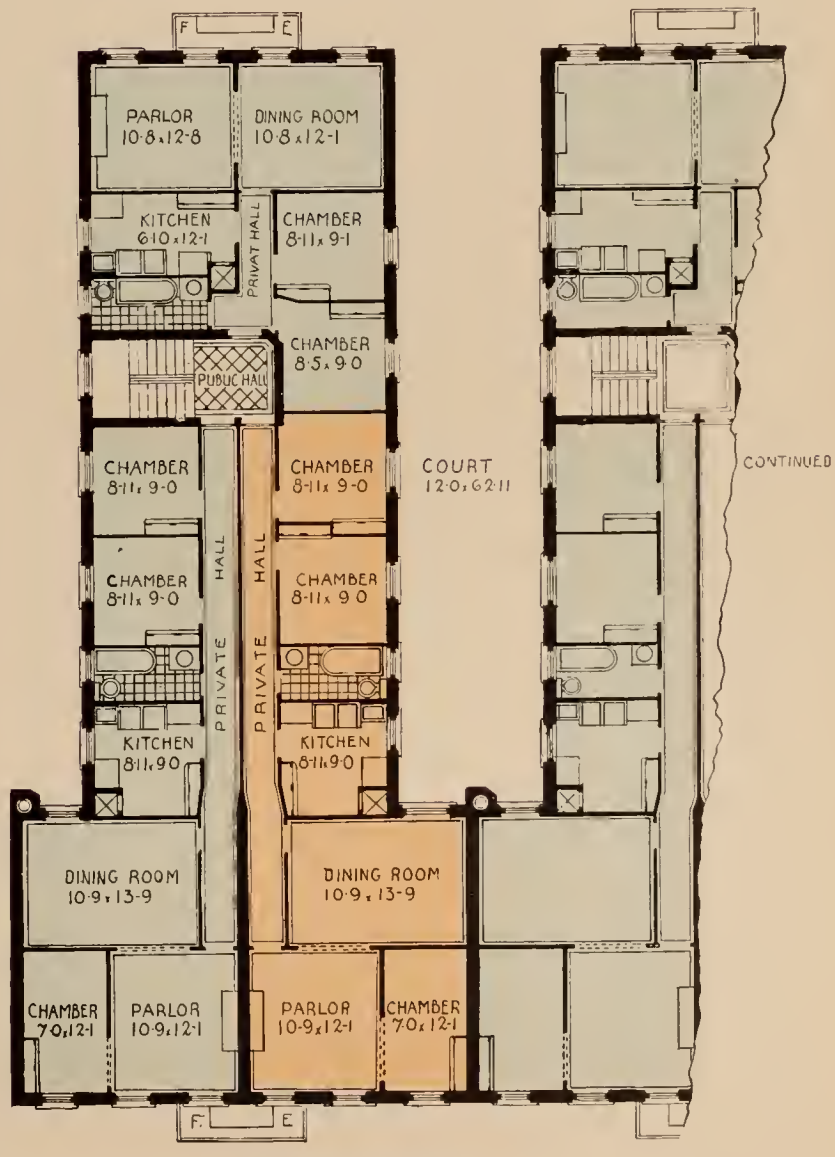
APARTMENTS are arranged three on a floor, in suites of five and six rooms. They are equipped and finished equal to many of the higher class elevator apartment houses of this city.

Dimensions: Each building has a frontage of 38 feet by 99 feet 11 inches deep.

Rents from $360 to $432.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

A MODEL TENEMENT HOUSE

310 EAST HOUSTON STREET

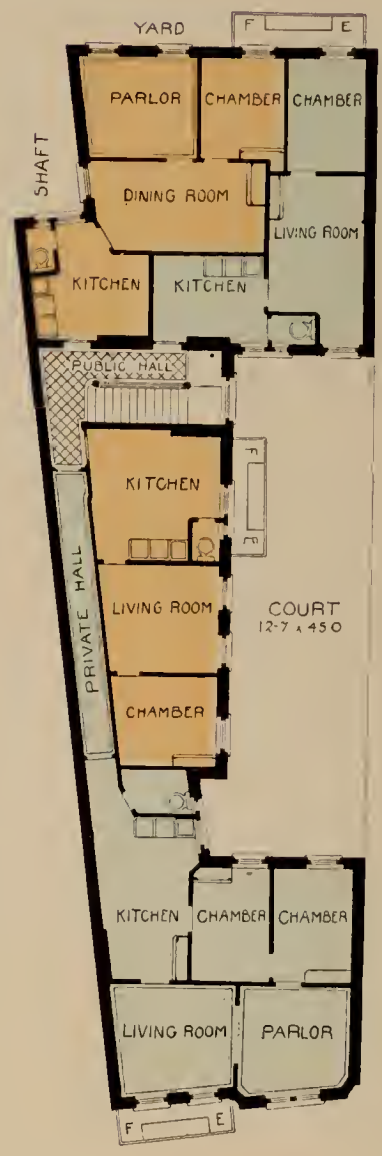


PLAN OF FIRST FLOOR



Built by
CHARLES I. WEINSTEIN
1905

GEO. F. PELHAM
Architect



PLAN OF UPPER FLOORS

THIS building has a frontage of 22 feet 8 inches by 110 feet 2¼ inches by 36 feet 3 inches by 106 feet 6 inches. There are four apartments to a floor, in suites of three, four and five rooms. The kitchens have galvanized iron sinks and ranges with boilers, dish closets, shelves, etc. Chambers are painted and contain wardrobes, shelves, coat hooks, etc. The parlors are papered and have frescoed ceilings and mirrored mantels.

The entrance hall is laid out in patterns of ceramic tile with marble base and are burlapped. The ceilings are frescoed. The letter boxes are of bronze and the bells installed are adequately operative from every part of the house.

Rents from $17 to $28 per month.



Built by GEO. F. PELHAM

CHARLES I. WEINSTEIN Architect

1904

A MODEL TENEMENT HOUSE

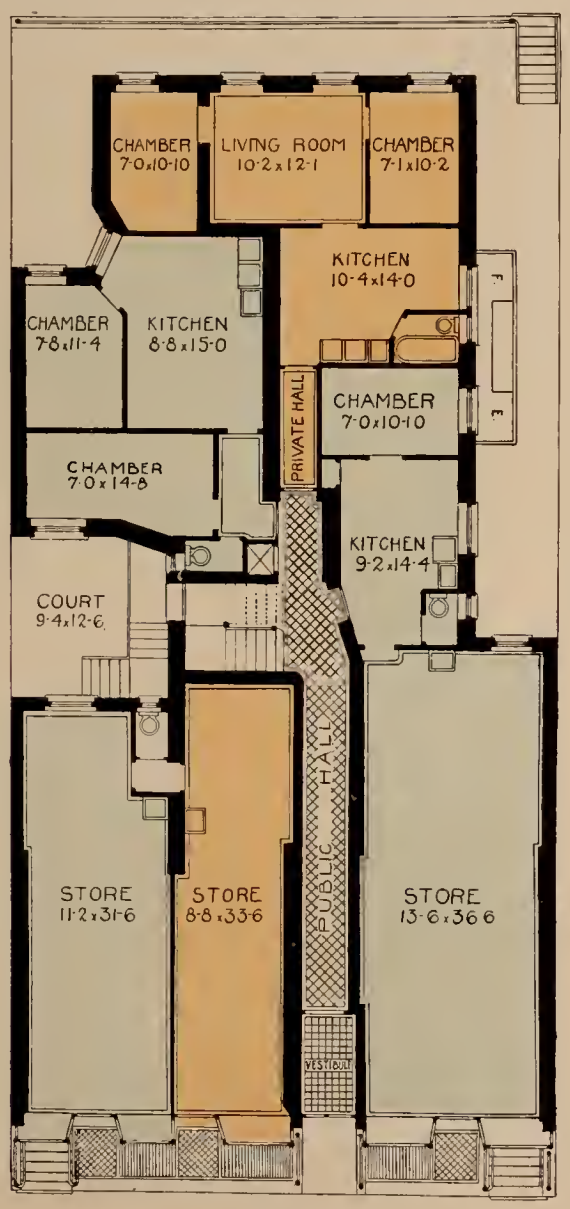
224-226 AVENUE B

BUILDING has a frontage of 43 feet 6 inches by 82 feet by 95 feet.

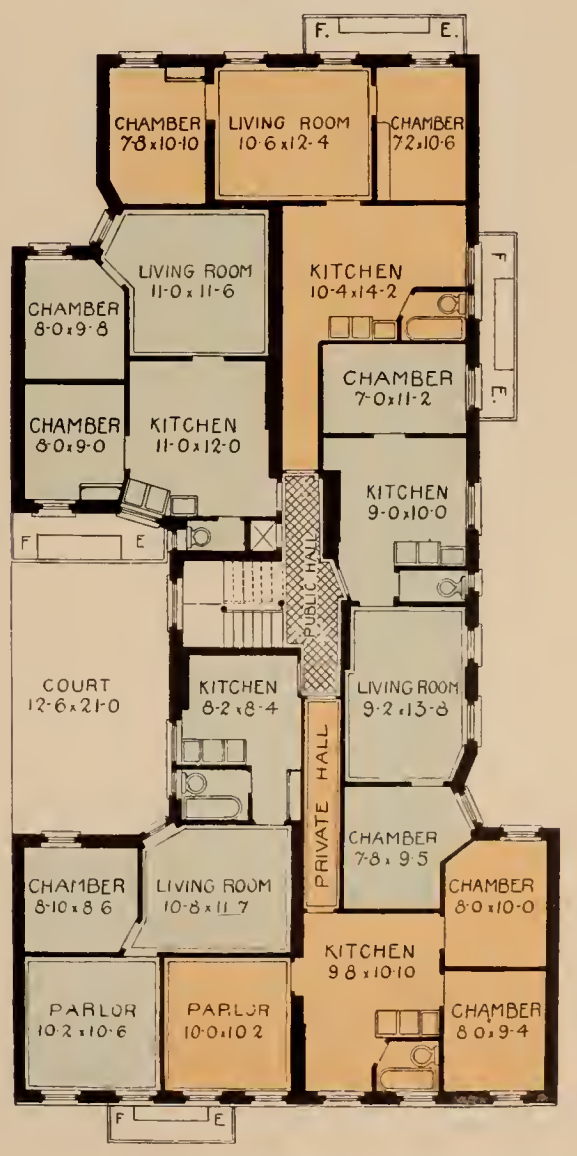
There are five apartments on a floor in suites of four rooms and bath.

For particulars concerning equipment, etc., refer to page 293.

Rents from $20 to $25 per month.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

TWO MODEL TENEMENT HOUSES

504-508 EAST 12th STREET



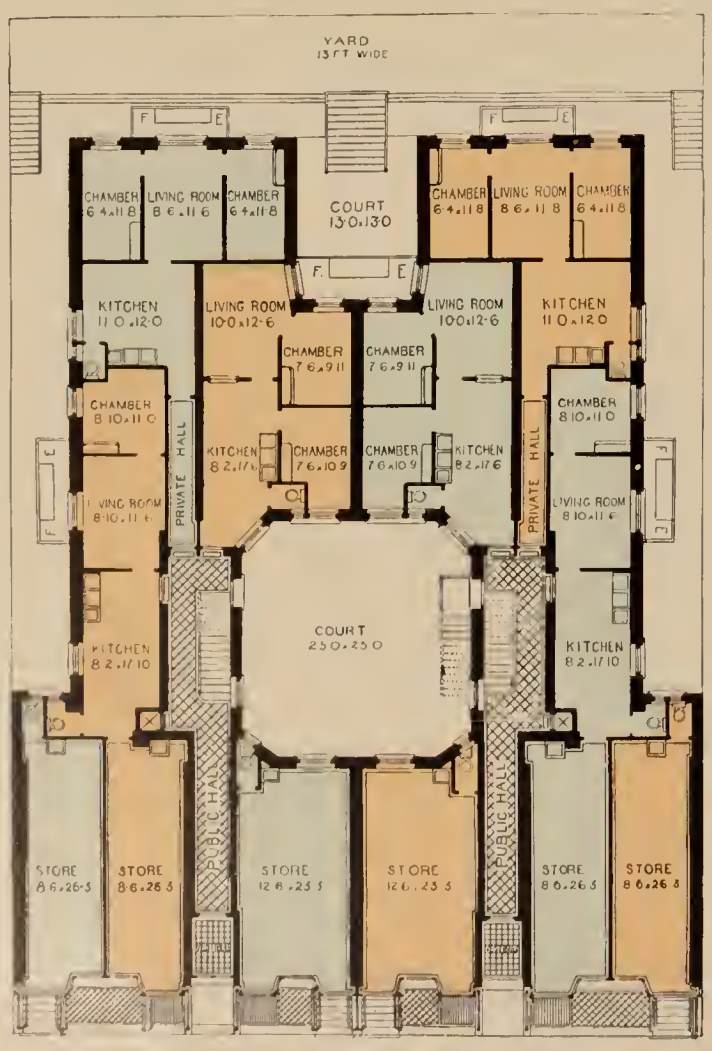
Built by
CHARLES I. WEINSTEIN
1905

GEO. F. PELHAM
Architect

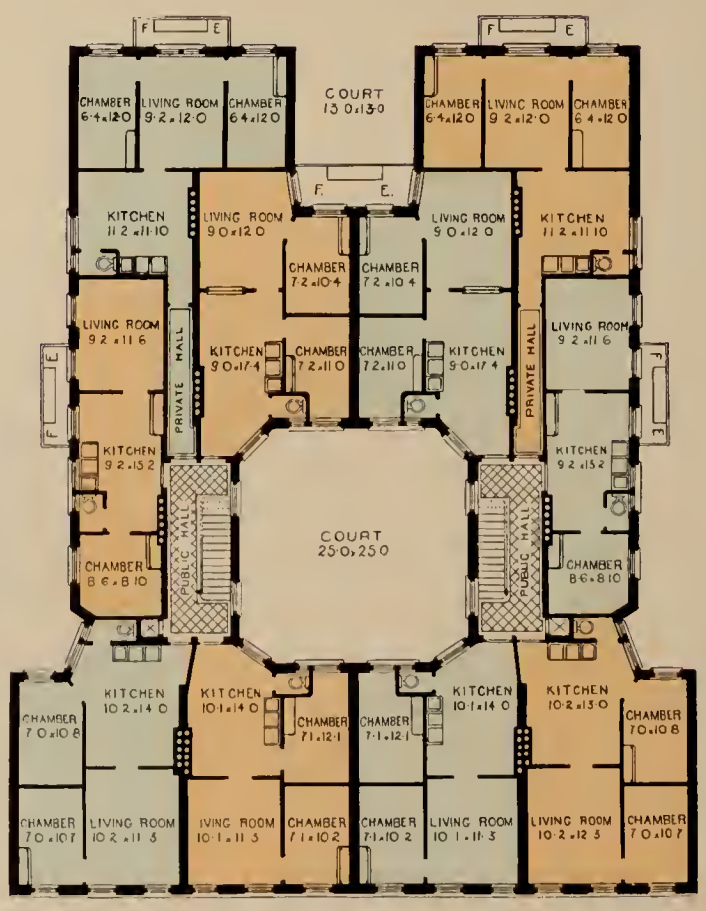
EACH building has a frontage of 37 feet 5 inches by 90 feet 3 inches by 103 feet 3 inches. There are five apartments on a floor; suites of three and four rooms.

For further particulars concerning equipment, etc., refer to page 293.

Rents from $15.00 to $20.00 per month.



PLAN OF FIRST FLOOR



PLAN OF UPPER FLOORS

MISCELLANEOUS APARTMENTS

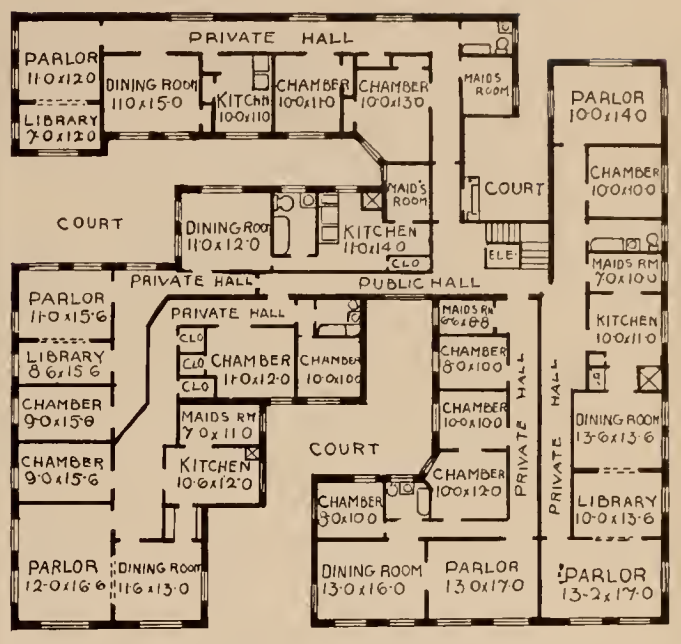


THE LAFAYETTE

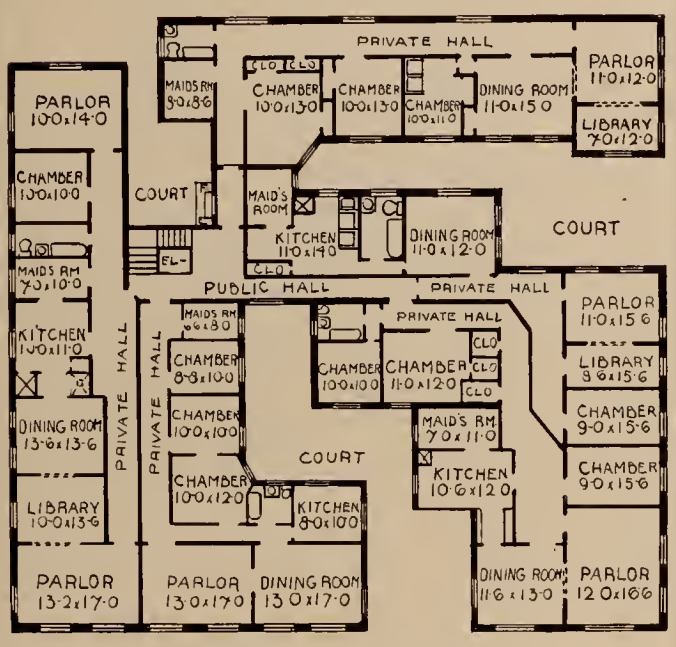
320 MANHATTAN AVENUE

Southeast Corner of 114th Street, facing Morningside Park

Six rooms, . . . $55-$70
Seven rooms, . . $65-$75



TYPICAL FLOOR PLAN



TYPICAL FLOOR PLAN

Six rooms, . . . $55-$70
Seven rooms, . . $65-$75



THE ROCHAMBEAU

312 MANHATTAN AVENUE

Northeast Corner 113th Street, facing Morningside Park

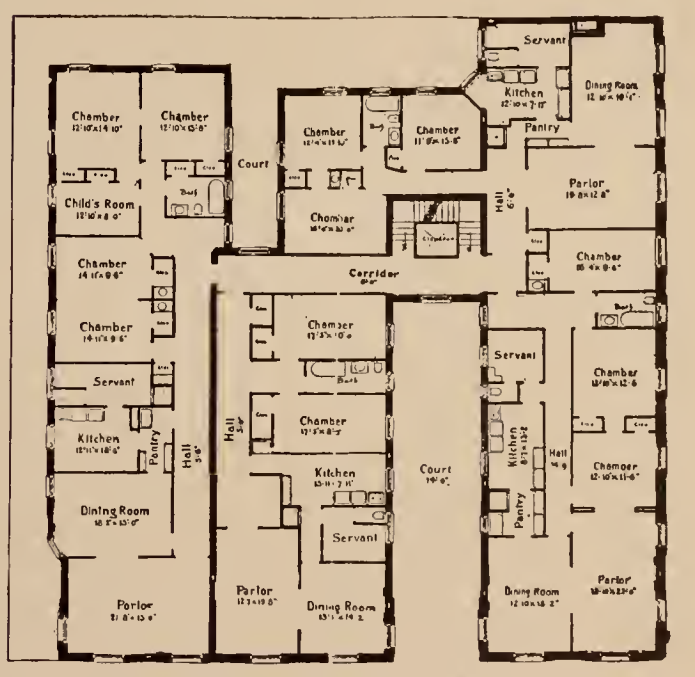


THE VERSAILLES

1845 SEVENTH AVENUE

Northeast Corner 112th Street

Six rooms, . . . $60-$75
Seven rooms, $65-$1,200
Eight rooms,
$1,100-$1,300



TYPICAL FLOOR PLAN

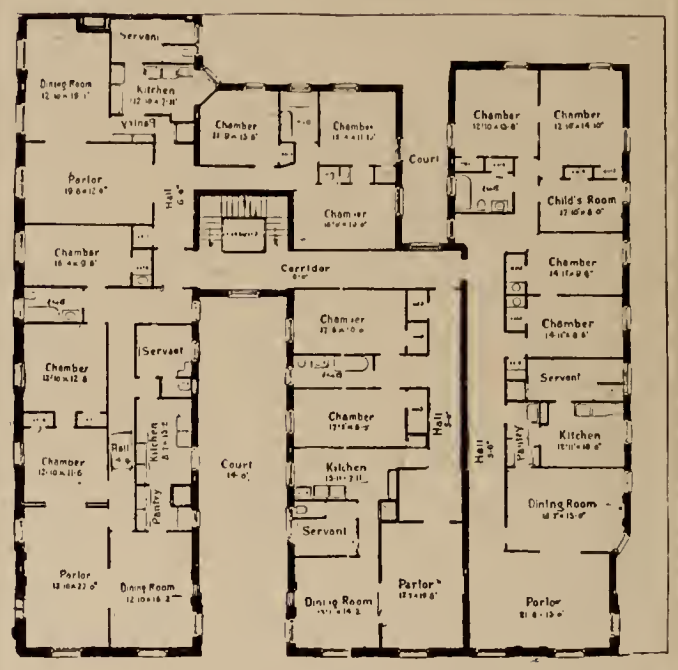
MISCELLANEOUS APARTMENTS



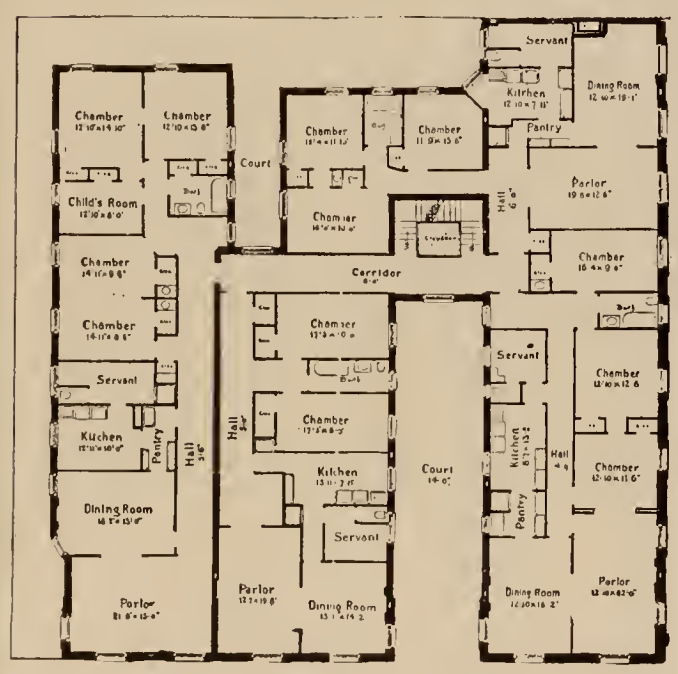
THE FONTAINBLEAU

1851 SEVENTH AVENUE
Southeast Corner 113th Street and Seventh Avenue

Six rooms, . . . $60-$75
Seven rooms, $65-$1,200
Eight rooms,
$1,100-$1,300



TYPICAL FLOOR PLAN



TYPICAL FLOOR PLAN

Six rooms, . . . $65-$75
Seven rooms, $75-$1,200
Nine rooms,
$1,200-$1,500



THE CHANTILLY

1855 SEVENTH AVENUE
Northeast Corner of 113th Street



THE RIDGEWOOD

NORTHEAST CORNER 107th STREET AND BROADWAY
Facing Schuyler Square

Six rooms, . . . $70-$75
Seven rooms, $70-$100
Eight rooms
$1,100-$1,200



West 107th Street

TYPICAL FLOOR PLAN

MISCELLANEOUS APARTMENTS

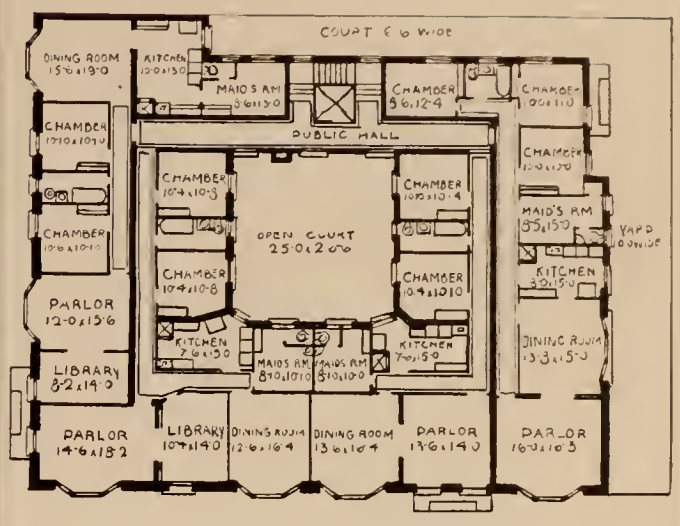


PALISADE COURT

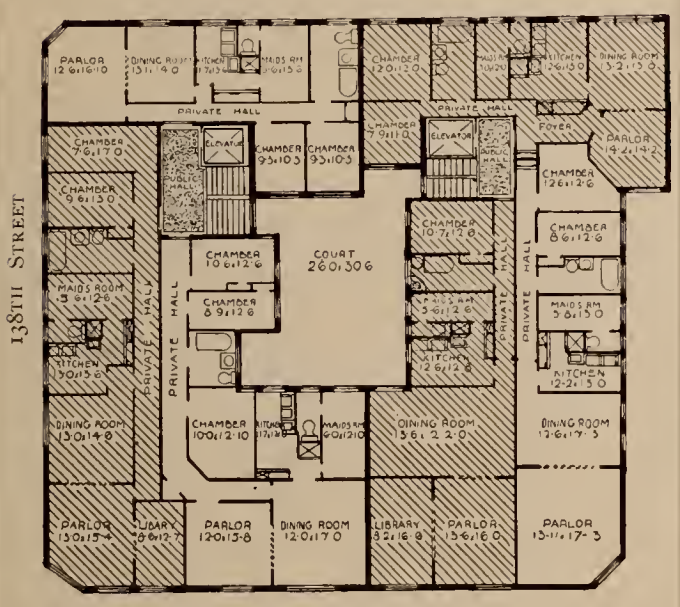
NORTHWEST CORNER 139th STREET AND BROADWAY

6 rooms, $70 and upwards

Seven rooms, $900-$1,000



TYPICAL FLOOR PLAN



AMSTERDAM AVENUE
TYPICAL FLOOR PLAN

Six large rooms, $40-$60

Seven, . . . $60-$75



THE TRINIDAD AND YUCATAN

501 WEST 138th STREET

Northwest Corner 138th Street and Amsterdam Avenue



TINTERN AND TEVIOT

2465-2471 BROADWAY

Between 91st and 92nd Streets

Six rooms, . . . $55-$70

Seven rooms . . $65-$75



TYPICAL FLOOR PLAN

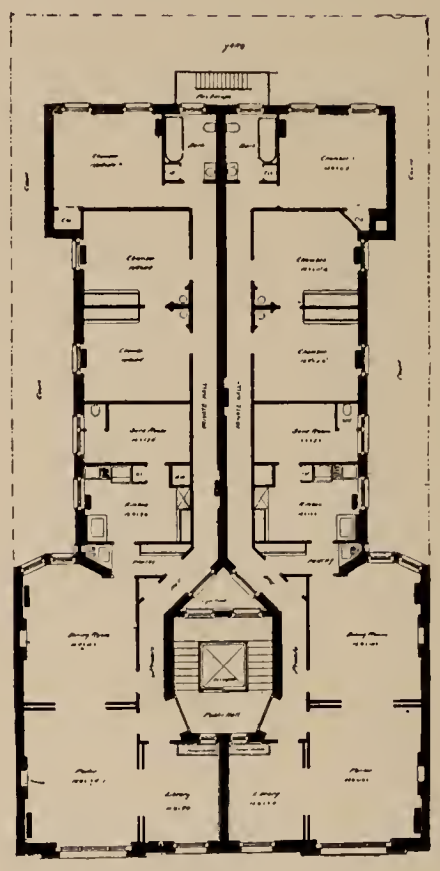
MISCELLANEOUS APARTMENTS



THE TROUVILLE

107th STREET AND BROADWAY
Facing Schuyler Square

Apartments, eight rooms and bath, extra toilet and two extra washstands, $1,100 and upwards.



TYPICAL FLOOR PLAN



TYPICAL FLOOR PLAN

Apartments of four large rooms and bath, $45-$50.



THE KILTONGA

540 WEST 112th STREET
Near Broadway

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